BLYTHE CITY COUNCIL AND BLYTHE REDEVELOPMENT AGENCY



AGENDA OCTOBER 9, 2007

6:00 P.M.

Robert Crain, Mayor Charles Grotke, Vice Mayor Alfonso Hernandez, Councilman Joseph DeConinck, Councilman Beverly Mays, Councilwoman Les Nelson, City Manager Virginia Rivera, City Clerk

MEETINGS ARE HELD IN THE CITY COUNCIL CHAMBER, 235 NORTH BROADWAY, BLYTHE, CALIFORNIA

AGENDA

BLYTHE CITY COUNCIL MEETING

AND



BLYTHE REDEVELOPMENT AGENCY

OCTOBER 9, 2007

6:00 P.M.

CALL TO ORDER: Mayor	Crain	
PLEDGE OF ALLEGIANCE	: by Invitation	
INVOCATION: by Invitation	n	
ROLL CALL:		
Mayor Robert Crain	City Attorney Zundel	Public Works Dir. Rodkey
Vice Mayor Charles Grotke	City Manager Nelson	Planning Director Wellman
Councilman Hernandez	Asst. City Mgr. Hull	City Engineer Aaby
Councilman DeConinck	Treasurer Martin	Golf Course Supt. Lanphere
Councilwoman Mays	Finance Dir. Colbert	Fire Chief Kem
City Clerk Rivera	Police Lt. Grav	

ADDED STARTER

The City Council may add an item to the Agenda after making a finding that there is a need to take immediate action on the item and that the item came to the attention of the City Council and/or staff subsequent to the posting of the Agenda. An action adding an item to the Agenda requires a 2/3 vote of the City Council (4 of 5 Councilmembers). If less than 2/3 of the City Council is present, adding an item to the Agenda requires a unanimous vote.

CONSENT CALENDAR

Items on the Consent Calendar are considered routine and will be enacted with one motion of the Council. If any item requires individual consideration, it will be removed from the consent calendar and acted upon separately.

- 1. Posting of the Agenda: The summary of agenda items was posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, October 5, 2007.
- 2. Approval of the Minutes of the regular meeting of August 28, 2007.
- 3. Approval of Warrants Register, 10/09/07, warrants numbered 46298 thru 46416 in the amount of \$618,612.38.
- 4. Approval of Payroll Register 10/9/07, warrants numbered 39479 thru 39544 and Direct Deposits in the amount of \$459,289.87.
- 5. Development Services Department Building Permits Issued for September 2007.
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Approval of Consent Calendar

NEW BUSINESS:

- 1. Contract for Professional Services, Quechan Marina
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Council Approval

- 2. Release to Lease, Blythe Airport
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Contract Award to Z & H Engineering in Amount of \$18,220.

WRITTEN COMMUNICATIONS:

- 1. Sober Grad Night
 - a. Correspondence
 - b. Public Comment
 - c. Recommend \$1,000 Contribution
- 2. Implementation of Proposition 1B: Local Street & Road Funds, League of California Cities
 - a. Correspondence
 - b. Public Commnent
 - c. Information Only Receive and File

REDEVELOPMENT:

- 1. Request For Assistance Popeye's Chicken
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Approval
- 2. Request for Agency Assistance, Rice Street Infill Housing Project
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Adoption of Resolution No. RA2007-122

 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BLYTHE REDEVELOPMENT
 AGENCY CONTAINING FINDINGS IN SUPPORT OF APPROVING A \$131,400 GRANT FROM
 THE LOW AND MODERATE INCOME SET-ASIDE FUND FOR PUBLIC FACILITY IMPROVEMENTS TO RANCHO HOUSING ALLIANCE
- 3. Request for Agency Assistance, Rhyolite Apartments
 - a. Staff Report
 - b. Public Comment
 - c. Recommend Adopton of Resolution No. RA2007-123

 A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BLYTHE REDEVELOPMENT
 AGENCY CONTAINING FINDINGS IN SUPPORT OF APPROVING A \$350,000 GRANT FROM
 THE AGENCY'S LOW AND MODERATE INCOME SET-ASIDE FUND TO CORRECT,
 PRESERVE AND RESTORE THE RHYOLITE APARTMENTS TO HIGHLAND PROPERTY
 DEVELOPMENT

ADJOURN:

REPORTS:

- 1. City Manager's Report
 - a. Staff Report
 - b. Public Comment
 - c. Receive and File

ORAL REPORTS:

1. Oral Reports from Council and Staff

PUBLIC COMMENT:

Members of the public may address Council on items not covered in the Agenda. Speakers are asked to identify themselves and give their address. Speakers are asked to limit their remarks to 3 minutes in duration.

EXECUTIVE SESSION:

1. **Pending Litigation,** pursuant to Government Code Section 54956.9, 1 Case, Former Chief R. Grady.

RECONVENE:

1. Reconvene: Recommended approval of Legal Counsel to represent City of Blythe

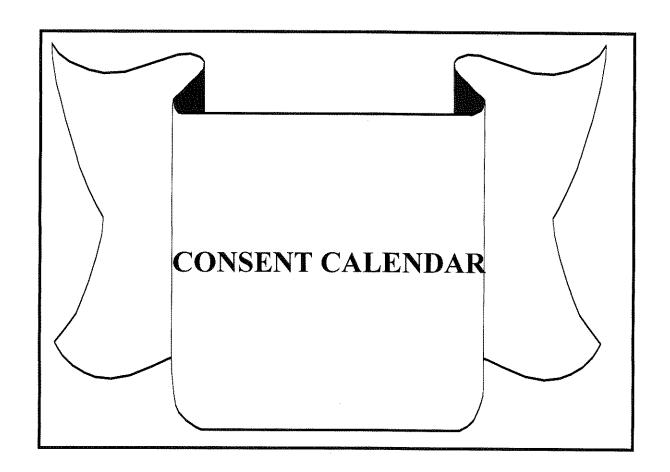
ADJOURN:

The Agenda is now available on the City's Website at http://www.cityofblythe.ca.gov

NOTE TO THE PUBLIC:



IN COMPLIANCE WITH THE AMERICANS WITH DISABILITY ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT VIRGINIA RIVERA, CITY CLERK AT (760) 922-6161 EXT. 237. NOTIFICATION 48 HOURS PRIOR TO THE MEETING WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING (28 CFR 35.104 ADA TITLE II)



MINUTES AUGUST 28, 2007 BLYTHE CITY COUNCIL

The August 28, 2007 regular meeting of the Blythe City Council was called to order at 6:00 P.M. in the Council Chamber by Mayor Crain. Also in attendance were Vice Mayor Grotke, Councilmembers Mays, DeConinck and Hernandez. Staff attendance included: City Attorney Zundel, Asst. City Manager Hull, City Clerk Rivera, Finance Director Colbert, Police Chief Whitney, Public Works Director Rodkey and Planning Director Wellman.

The Pledge of Allegiance was led by Vice Mayor Grotke and the Invocation was offered by Councilwoman Mays.

ADDED STARTER

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CONSENT CALENDAR:

Items on the Consent Calendar are considered routine and will be enacted with one motion of the Council. If any item requires individual consideration, it will be removed from the Consent Calendar and acted upon separately.

- 1. Posting of the Agenda: The summary of agenda items was posted on the bulletin boards on the outside of the public entrance to the Council Chamber and near the inside entrance of the Council Chamber on Friday, August 24, 2007.
- 2. Approval of the Minutes of the regular meeting of June 12th and June 26, 2007.
- 3. Approval of Warrants Register, 08/28/07, warrants numbered 45906 thru 46052 in the amount of \$603,159.43.
- 4. Approval of Payroll Register 08/17/07, warrants numbered 39317 thru 39369 and Direct Deposits in the amount of \$432,962,45.
- Rejection of Claims(s) for Damages Edison Company.
- Finance Department Investment Report Fourth Quarter Fiscal Year 2006-07.
- 7. Police Department Monthly Activity Report for July 2007.

No Public comment. Councilman DeConinck moved to approve the balance of the Consent Calendar. Seconded by Councilman Hernandez. Unanimous Aye vote.

Mayor Crain stepped down from the table due to potential conflict of interest.

PUBLIC HEARINGS:

CONDITIONAL USE PERMIT 2006-08, Romeo & Maria Ang. Planning Director Wellman reported that applicants Romeo and Maria Ang are proposing the rehabilitation of the (former) Winston Tire building and subsequent use of the building as a drive-thru market and adult day care center located at 1205 West Hobsonway. As part of the proposed project, exterior elements of the site (i.e. parking, landscaping) will also be rehabilitated and brought into compliance with current ADA and zoning requirements. Findings: 1.) The proposed use is one conditionally permitted within the subject zone and complies with all of the applicable provisions of the Zoning Ordinance. 2.) The propose use would not impair the integrity and character of the district in which it is to be located. 3.) The subject parcel is physically suitable for the type of land use being proposed. 4.) The proposed location of the conditional use and the condition under which will be operated and maintained will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. 5.) The proposed use is compatible with the existing uses on the project site and uses within the project vicinity. 6.) There are inadequate provisions for water, sanitation and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety. 7.) The proposed project is exempt from the provisions of CEQA pursuant to Section 15301 Existing Facility of the CEQA Guidelines. 8.) The environmental analysis of the project reflects the independent judgment of the City of Blythe. Ms. Wellman indicated that the applicants were not in attendance. Vice Mayor Grotke opened the Public Hearing. No public comment, the hearing was closed. Hernandez is concerned with the restrooms, there no partition and asked if it is ADA Compliance. Councilman DeConinck is concerned with the trash pick-up area and the drive thru in the same area and asked if the drive-thru location be considered at Carlton Street. Councilman DeConinck also stated that Mr. Means needs to be in attendance to answer questions. Vice Mayor Grotke had an issue with vehicles entering the site from the south driveway and cutting across the parking area. Council continued this proposed project review until agent/applicant could be in attendance to answer questions.

Mayor Crain returned to the table.

TENTATIVE PARCEL MAP 35616, Nirmal Patel. Planning Director Wellman reported that Nirmal Patel, applicant is requesting approval to allow the division of one (1) 1.76± acre parcel into two (2) individual parcels. The parcels are both accessed via East Hobsonway. Proposed Parcel No. 1 is occupied by the Days Inn Motel and Proposed Parcel No. 2 is occupied by Sunset Grill. Both businesses will continue operation(s) subsequent to division of the property. As provided for in Condition of Approval No. 3, an irrevocable joint use parking agreement (between Proposed Parcel No. 1 and 2) will be recorded on the cover sheet of the Final Map. Findings: 1.) That the proposed Tentative Parcel Map is consistent with the City of Blythe General Plan. 2.) That the proposed Tentative Map is consistent with the requirements of the Zoning Ordinance. 3.) That the site is physically suitable for the land division as proposed. 4.) That the designs of the project or the subsequent improvements are not likely to cause substantial environmental damage. 5.) That the project is exempt under State CEQA Guideline Section 15315 - Minor Land Division. Lindsay Holt was in the audience to answer questions. Public comment: Lindsay Holt, Agent, thanked Council/Ms. Wellman for their time and consideration. Ms. Holt said the applicant has read and agreed with Conditions of Approval. Vice Mayor Grotke moved for the adoption of Resolution No. 07-734 approving the Notice of Exemption for Parcel Map 35616. Seconded by Councilman Hernandez. Unanimous Ave vote. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS IN SUPPORT OF APPROVAL OF A NOTICE OF EXEMPTION FOR TENTATIVE PARCEL MAP 35616

Vice Mayor Grotke moved for the adoption of Resolution No. 07-735 approving the Tentative Parcel Map 35616 with the amended conditions. Seconded by Councilman Hernandez. Unanimous Aye vote. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLYTHE CONTAINING FINDINGS AND CONDITIONS IN SUPPORT OF APPROVING TENTATIVE PARCEL MAP 35616 TO ALLOW THE DIVISION OF ONE (1) 1.76± (GROSS) ACRE PARCEL INTO TWO (2) SEPARATE PARCELS ON PROPERTY LOCATED AT 9274 AND 9266 EAST HOBONWAY

ORDINANCES:

ORDINANCE NO. 823-07, Regulating Taxicab Services. Asst. City Manager Hull reported that at City Council meeting of June 26, 2007, the Council was asked to license/permit a taxicab service in the City of Blythe. Per the Blythe Municipal Code, a Public Hearing was conducted and closed, and the matter continued to the Council meeting of July 10, 2007. At the July 10th meeting, the City Council took several actions: 1.) Directed staff to update the City's Taxicab Ordinance. 2.) Authorized the Chief of Police to issue a 60 day Temporary Permit to the applicant to operate Taxicab Service, subject to specific conditions. 3.) Directed that applicable sections of the existing ordinance would effect basic regulation of the taxicab service during the 60 day temporary permit period. 4.) Directed that the applicant would operate under the rules and regulations (as applicable) of the existing 1948 ordinance for the first year if the revised ordinance was not in place at the end of the 60 day temporary permit period. Attached herewith is Ordinance No. 823-07 articulating the updated rules and regulations governing taxicab service in the City of Blythe. The proposed Ordinance No. 823-07 includes the following considerations: 1.) Updated requirements on the driver's applicant permit. 2.) Updated causes for suspension of driver's permits. 3.) Updated insurance requirements. 4.) Updated regulatory information on the meters, vehicle inspections and maintenance certifications. 5.) Inserted penalty language for unauthorized or unlicensed taxicab operator and/or driver. No public comment.

By unanimous vote Council approved moving Ordinance No. 823-07 to its second reading. AN ORDINANCE OF THE CITY OF BLYTHE AMENDING CHAPTER 5.72 OF THE BLYTHE MUNICIPAL CODE

WRITTEN COMMUNICATIONS:

SOROPTIMIST OF BLYTHE, Donate the Rental Fees For the Community Center. Asst. City Manager Hull reported that the City Council received correspondence from Soroptimist of Blythe and Police Activity League requesting the Council to donate the rental fee of the Community Center for Girls Secrets, a program to benefit girls in the 6th, 7th and 8th grades. They also asked Council to donate the Custodian Fees. No public comment.

Councilman DeConinck moved that the City donate the Community Center rental fee and custodian labor cost for the Soroptimist and Police Activity League for their program. Seconded by Councilwoman Mays. Unanimous Aye vote.

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BLYTHE AREA CHAMBER OF COMMERCE, Donate the Rental Fees for the Community Center. Asst. City Manger Hull reported that the City Council received correspondence from Blythe Area Chamber of Commerce requesting the Council to donate the rental fee for the Community Center for their Annual Teachers' Mixer on September 19, 2007. No public comment.

Vice Mayor Grotke moved that the City donate the Community Center rental fee for Annual Teachers' Mixer on September 19, 2007. Seconded by Councilman DeConinck. Unanimous Aye vote.

MEMOS VS. CITY OF BLYTHE, Blythe Citizens for Smart Growth vs. City of Blythe. Planning Director Wellman updated the Council/staff with information regarding the MENOS vs City of Blythe, Blythe Citizens for Smart Growth vs City of Blythe (Wal-Mart). No public comment. Received and file.

REDEVELOPMENT AGENCY:

The Council meeting was recessed and the Council went into the Redevelopment Agency meeting.

REPORTS:

Asst. City Manager reported that the California Legislature passed the FY2007-08 budget and trailer bills on Tuesday, August 21st after a 52 delay. Overall, the budget looks positive for cities, with key transportation, housing, public safety and other local programs being funded. The budget is now on the desk of Govenor Arnold Schwarzenegger, who is expected to "blue pencil" (delete) approximately \$700 million in cuts, based upon an understanding with Senate Republicans who fought for a more balanced budget. The Governor is expected to sign the budget on Thursday, August 23.

The Palo Verde Hospital financial crisis is not nearly as much of a crisis with the State budget in place. The District's request for RDA assistance of August 14, 2007 has been requested not to be placed back on this agenda.

On August 20th John Salazar was appointed Warden at Chuckawalla Valley Prison by Governor Schwarzenegger.

Bob Doyle has retired from the position as Riverside County Sheriff to accept the position as a Parole Board Commissioner. No public comment. Received and file.

ORAL REPORTS FROM COUNCIL AND STAFF. Chief Whitney reminded Council/staff of the 10th Anniversary PAL's dinner on September 22nd.

Public Works Director Rodkey reported the Balszburg project looks good and that Street crew is repaving the Community Center parking lot. He also said that Public Works is getting a lot of calls regarding mosquitos. The City's Vector Control will be spraying the area in near term.

Asst. City Manager Hull gave an update report on the illegal trash problem on S. Broadway (County area).

Councilman DeConinck said Balszburg project looks very good.

Councilwoman Mays said that Todd Park pavement looked good. She also said the sewer smell on south side has severely been reduced since last year. She asked if the City could fill the water tank on S. Broadway, site of the illegal storage of trash, in case of fire.

Councilman Hernandez thanked Asst. City Manager Hull for the memo on Pigeon control. He also asked if City could fix the rip on the canvass at Todd Park.

Vice Mayor Grotke commended the Police Department staff for Taxicab ordinance saying it was well written.

Mayor Crain complimented Public Works Street Department for using the hot mix on Carlton Street by FedEx, saying it was a very good job. He also mentioned the street lights on Hobsonway are not working right.

PUBLIC COMMENT:

Dale Reynolds 12473 Birch, complimented Public Works for a good job on Gateway Park.

Sharon Covington expressed concern with City raising the fees at the golf course.

Kathy Linares, is happy that the golf course is accepting credit cards at the golf course.

The Council adjourned at 8:25 p.m.	
ATTEST:	Robert A. Crain, Mayor
Virginia Rivera, City Clerk	
(SEAL)	

City of Blythe PERMITS ISSUED

For the Period 9/1/2007 thru 9/30/2007

Permit No./Issued	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Total Fees	Paid
B0708-007 9/6/2007	COM-STOR	950 EAST HOBSON WAY 854020002	CHEN & TAN PING YAN LIU	3,000.00	137.99	137.99
	ISSUED	Permit ENCL EXIST C.	ARPORT FOR STORAGE			
B0709-060 9/25/2007	DEVEL	1457 EAST CHANSLOR WAY 85116	AMERICAP DEV PARTNER D J MILLER INC	0.00	47.00	47.00
	ISSUED		ONTRACTOR #B0607-034			
B0704-051 9/7/2007	DEVEL	FAIRWAY VILLAS	CITY RIGHT OF WAYS CTCT INC	200,000.00	1,553.75	1,553.75
	ISSUED	Permit STREETS & CU	JRB/GUTTER/SIDEWALK-PHASE III			
B0709-059 9/25/2007	DEVEL	1457 EAST CHANSLOR WAY 85116	AMERICAP DEV PARTNER D J MILLER INC	0.00	47.00	47.00
	ISSUED		ONTRACTOR #B0607-036			
B0709-058 9/25/2007	DEVEL	1457 EAST CHANSLOR WAY 85116	AMERICAP DEV PARTNER D J MILLER INC	0.00	47.00	47.00
	ISSUED		ONTRACTOR #B0607-035			
B0709-057	DEVEL	1457 EAST CHANSLOR WAY	AMERICAP DEV PARTNER	0.00	47.00	47.00
9/25/2007	STREETS	85117	D J MILLER INC			
	ISSUED	Permit CHANGE OF CO	ONTRACTOR #B0506-002			
B0709-056	DEVEL	1457 EAST CHANSLOR WAY	AMERICAP DEV PARTNER	0.00	47.00	47.00
9/25/2007	WATER	85117	D J MILLER INC			
	ISSUED	Permit CHANGE OF CO	ONTRACTOR FOR #B0506-021			
B0709-055	DEVEL	1457 EAST CHANSLOR WAY	AMERICAP DEV PARTNER	0.00	47.00	47.00
9/25/2007	SEWER	85117	D J MILLER INC			
	ISSUED	Permit CHANGE OF CO	ONTRACTOR			
B0709-061	DEVEL	1457 EAST CHANSLOR WAY/R	AMERICAP DEV PARTNER	0.00	47.00	47.00
9/25/2007		85116	D J MILLER INC			
	ISSUED	Permit CHANGE OF CO	ONTRACTOR #B0303-039			
B0709-018	ELEC	18240 RIVIERA DRIVE	GERALD LYNN PRYOR	0.00	54.00	54.00
9/26/2007		875270008	OWNER			
	ISSUED	Permit UPGRADE	•			
	ELEC	1457 EAST CHANSLOR WAY	AMERICAP DEV PARTNER	0.00	47.00	47.00
9/26/2007		851090018	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF CO	ONTRACTOR			
	EXCAV	RIGHT OF WAYS (SEE CUT SH		0.00	150.00	150.00
	GAS CO		SOUTHERN CALIFORNIA GA:			
	ISSUED	Permit JULY BLANKET	Γ			
B0709-021	EXCAV	400 BLOCK WEST RICE STREE	CITY RIGHT-OF-WAY	5,000.00	183.56	183.56
9/21/2007	TOOL DOWN		ONE GENERAL ENGINEERING			
	ISSUED	Permit ELEC CONDUIT	UNDER RICE FOR INFILLS			
	FENCE	1457 EAST CHANSLOR WAY	AMERICAP DEV PARTNER, SI	0.00	47.00	47.00
	BLOCK	851090018	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF CO	ONTRACTOR			
	FENCE	200 NORTH LOVEKIN BOULEV	HPD RIVERSIDE	80,000.00	47.00	47.00
9/12/2007	ISSUED	845100016 Permit ISOMETRIC	HIGHLAND PROPERTY CONS			
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City of Blythe PERMITS ISSUED For the Period 9/1/2007 thru 9/30/2007

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City of Blythe PERMITS ISSUED

For the Period 9/1/2007 thru 9/30/2007

Permit No./Is	sued Type/Sub-Type/Status	Site Address and Parcel No	o. Owner and Contractor	Valuation	Total Fees	Paid
B0709-009 9/25/2007	PATIO	3898 ACE COURT 821242042	MESA BLUFFS DEV CO JERALD R. SCHILREFF	6,097.00	230.37	230.37
	ISSUED	Permit ALUMAWOO	DD .			
B0709-002 9/25/2007	PATIO	12652 GUMWOOD ROAD 851110020	SANCHEZ & BEDOY ET AL OWNER	5,265.00	207.19	207.19
	ISSUED	Permit FRONT	o will			
B0709-023	PATIO	4489 WELLS ROAD #85	SUMMERTON HILLS PARTNE	2,000.00	392.50	392.50
9/27/2007	ALUM AWNING ISSUED	821170029 Permit ALUMINUM	OWNER AWNINGS (2)			
B0709-010	PATIO	3897 ACE COURT	MESA BLUFFS DEV CO	6,097.00	230.37	230.37
9/25/2007	ISSUED	821242051 Permit ALUMAWOO	JERALD R. SCHILREFF D			
B0708-030	PLUMB	535 EAST BARNARD STREET	THOMAS & LESLIE MORRISO	0.00	25.00	25,00
9/14/2007	WATER HEATER FINALED	845190027 Permit WATER HEAT	CRECELIUS INC TER			
B0708-037	PLUMB	251 NORTH PALM DRIVE #9	BLYTHE VILLA APARTMENT	0.00	25.00	25.00
9/14/2007	WATER HEATER FINALED	845100013 Permit WATER HEAT	CRECELIUS INC I'ER			20,00
B0708-038	PLUMB	251 MARIPOSA TRAIL	RICHARD & MICHELLE PENL	0.00	25,00	25.00
9/14/2007	WATER HEATER FINALED	842142007 Permit WATER HEAT	CRECELIUS INC TER			
B0709-016	REMOVE-R		AJ MESA VIEWS REAL ESTATE I	1,000.00	94.00	94.00
9/12/2007	ISSUED	821200014 Permit	OWNER		•	
B0709-022	RERF	190 SOUTH LOVEKIN BOULE	V JACK IN THE BOX/SCHNEIDE	14,000.00	240.19	240.19
9/18/2007	TEAR OFF ISSUED	848021063 Permit TEAR OFF	DANA M LOGSDON ROOFING			
B0709-019	RERF	631 SEVILLE LANE	STEVE & JANICE DIR	7,500.00	154.00	154.00
9/14/2007	OVER EXIST ISSUED	839042014 Permit REFR- OVER 1	EXISTING			
B0709-001	RERF	398 NORTH FIFTH STREET		2 000 00		
9/4/2007	TEAR OFF	845092010	VINCENT & SONYA HEFLIN SAINDON ROOFING	3,980.00	97.75	97.75
	FINALED	Permit TEAR OFF				
B0709-054	RERF	480 SOUTH FIRST STREET	GEORGE W THOMAS	2,177.00	83.75	83.75
9/25/2007	TEAR OFF ISSUED	848141039 Permit TEAR OFF	SAINDON ROOFING			
B0709-020	RERF	361 ALICE LANE	ROBERT GLORIA	3,375.00	97.75	97.75
9/17/2007	TEAR OFF	848162007	SAINDON ROOFING	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		71.73
	FINALED	Permit TEAR OFF				
RC0709-011 9/25/2007	RIVCOUNTY	17600 PALLOWALLA ROAD 824052026	RUDY & MARIA SMITH JOHN HARRISON CONTRACT	0.00	148.92	148.92
	ISSUED	Permit MECH	JOHN HARRISON CONTRACT			
RC0709-012	RIVCOUNTY	17570 BLYTHE WAY	AGUSTIN & HEYMILA RANGI	0.00	148.92	148.92
9/25/2007	ISSUED	824071014 Permit MECH	JOHN HARRISON CONTRACT			

City of Blythe PERMITS ISSUED For the Period 9/1/2007 thru 9/30/2007

Permit No./Issued	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Total Fees	Paid
RC0707-005 9/4/2007	RIVCOUNTY	5900 COLORADO RIVER ROAD 833092033	KEVIN RAY BENDON BURROW CONSTRUCTION	10,886.40	330.09	330.09
	ISSUED	Permit GARAGE				
RC0709-009 9/11/2007	RIVCOUNTY	12902 WEST RIVERSIDE DRIVI 821160007	ROSE J HOLT BERRYMAN ROOFING	6,287.00	297.84	297.84
	FINALED	Permit REROOF-TEAR				
B0709-053 9/26/2007	SFR	440 ALAMEDA STREET 851090020	AMERICAP DEV PARTNERS S RALPH LAMMERS CONSTRU	0.00	3,847.00	47.00
	ISSUED	Permit CHANGE OF CO	ONTRACTOR			
B0709-046 9/26/2007	SFR	341 ALAMEDA STREET 851090020	AMERICAP DEV PARTNERS S RALPH LAMMERS CONSTRU	0.00	3,847.00	47.00
	ISSUED	Permit CHANGE OF CO				
B0709-050 9/26/2007	SFR	410 ALAMEDA STREET 851090020	AMERICAP DEV PARTNERS S RALPH LAMMERS CONSTRU	0.00	3,847.00	47.00
	ISSUED	Permit CHANGE OF CO				
B0709-045 9/26/2007	SFR	351 ALAMEDA STREET 851090020	AMERICAP DEV PARTNERS S RALPH LAMMERS CONSTRU	0.00	3,847.00	47.00
	ISSUED	Permit CHANGE OF CO				
B0709-052 9/26/2007	SFR	430 ALAMEDA STREET 851090020	AMERICAP DEV PARTNERS S RALPH LAMMERS CONSTRU	0.00	3,847.00	47.00
	ISSUED	Permit CHANGE OF CO				
B0709-041	SFR	391 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007	ISSUED	851090020 Permit CHANGE OF CO	RALPH LAMMERS CONSTRU NTRACTOR		•	
	SFR	331 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007	ISSUED	851090020 Permit CHANGE OF CO	RALPH LAMMERS CONSTRU NTRACTOR			
	SFR	321 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007	ISSUED	851090020 Permit CHANGE OF COL	RALPH LAMMERS CONSTRU NTRACTOR			
	SFR	420 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007	ISSUED	851090020 Permit CHANGE OF COI	RALPH LAMMERS CONSTRU NTRACTOR			
	SFR	361 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007]	ISSUED	851090020 Permit CHANGE OF COM	RALPH LAMMERS CONSTRU NTRACTOR			
	SFR		AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007 I	SSUED	851090020 Permit CHANGE OF COM	RALPH LAMMERS CONSTRU NTRACTOR			
	SFR		HECTOR ACOSTA	108,747.05	4,597.16	2,297.16
9/7/2007 I	SSUED	842133008 Permit	OWNER			-
			AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007 I		851090020 Permit CHANGE OF CON	RALPH LAMMERS CONSTRU VTRACTOR			

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City of Blythe PERMITS ISSUED

For the Period 9/1/2007 thru 9/30/2007

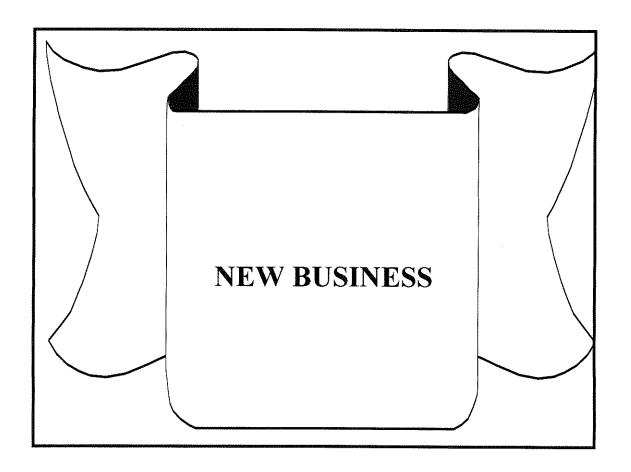
Permit No./Issued	Type/Sub-Type/Status	Site Address and Parcel No.	Owner and Contractor	Valuation	Total Fees	Paid
B0709-037 9/26/2007	SFR	431 ALAMEDA STREET 851090020	AMERICAP DEV PARTNERS S RALPH LAMMERS CONSTRU	0.00	3,847.00	47.00
	ISSUED	Permit CHANGE OF C	ONTRACTOR			
B0709-038	SFR	421 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007		851090020	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF C	ONTRACTOR			
B0709-042	SFR	381 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007		851090020	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF C	ONTRACTOR			
	SFR	371 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007		851090020	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF C	ONTRACTOR			
B0706-005	SFR	2640 COLORADO RIVER ROAI	MIKE T McANDREW	136,539.30	4,767.79	2,467.79
9/27/2007		833370053	Meandrew Construction			
	ISSUED	Permit NEED ITEMS P	PRIOR TO 1st INSP-SEE FLAGGING	ACTION		
B0709-049	SFR	400 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007		851090020	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF C	ONTRACTOR			
B0709-039	SFR	411 ALAMEDA STREET	AMERICAP DEV PARTNERS S	0.00	3,847.00	47.00
9/26/2007		851090020	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF C	ONTRACTOR			
B0709-033	SIGN	1457 EAST CHANSLOR WAY	AMERICAP DEV PARTNER	0.00	47.00	47.00
9/26/2007		851090018	RALPH LAMMERS CONSTRU			
	ISSUED	Permit CHANGE OF C	ONTRACTOR			
68 Permits Issued	from 9/1/2007Thru 9	/30/2007	Total Valuation:		803,950.75	
			Total Fees:		\$85,809,41	

Total Fees Paid:

\$12,809.41







BLYTHE CITY COUNCIL

TO: MAYOR AND CITY COUNCIL

FROM: A.C.M. - C. HULJ

DATE: OCTOBER 9, 2007

SUBJECT: CONTRACT FOR PROFESSIONAL SERVICES - QUECHAN MARINA

BACKGROUND:

The attached proposal defines a scope of work and associated costs for renewal of the Nationwide (Dredging) Permit issued from the Army Corps of Engineers for the Quechan Marina. Originally issued as part of the dredging project in the fall of 2003, our five year permit expired when the Nationwide Permit expired. The good news is the City does not anticipate any mitigation fees or permits from the California Department of Fish and Game will be required in association with this project.

The driving force behind this contract is the clearance of the sandbar at the entrance to the lagoon from the river. Over the last four years the eddy flow from the I-10 bridge abutment has caused a sandbar to fill in this inlet. Unless the hydraulic configuration is changed between the river channel and the lagoon entrance, staff anticipates this will be a reoccurring maintenance issue. The mechanical side of this maintenance function is a small (4") hydraulic dredge. With required hoses and fittings, this unit will cost the project about \$13,070. Since lagoon maintenance was identified as one component of this Quechan Marina project in the Roberta Z-Berg Grant application, staff is proposing to fund this permit (renewal) application and equipment acquisition from the \$500,000 grant received in 2004. The grant funding term is eight years and ends March 31, 2012.

RECOMMENDATION:

Staff recommends:

- 1. Council authorize Terra Nova Planning and Research Inc., be retained as described in the attached proposal to secure the Quechan Marina Nationwide Dredging Permit for continued maintenance on the Quechan lagoon in an amount not to exceed \$13,240 and,
- 2. Authorize the purchase of the Piranha Mini-dredge for an amount not to exceed \$14,000.

Concurrence by City Manager: Oks Welson

▼ ▼ TERRA NOVA PLANNING & RESEARCH, INC.

October 1, 2007

Mr. Charles "Butch" Hull Assistant City Manager City of Blythe 235 North Broadway Blythe, CA 92225

RE: Dredging Permit, Quechan Park

Dear Butch:

As requested, we have prepared a scope of work and cost estimate for the dredging of the entrance to Quechan Park, adjacent to the bridge abutment.

The area to be dredged is a sandbar of 20' x 20' x 3' +/-. No more than 50 cubic yards will be dredged, and deposited on park property to the west. It is assumed that a Nationwide Permit will be required from the US Army Corps. If an individual permit is required, this scope and budget will not be sufficient, and we would request a budget amendment in writing.

As discussed, your CDFG permit is still active, and I would not expect that additional permitting will be required. We will contact CDFG upon initiation of the project, and discuss it with them.

In order to complete the permitting, we will:

- 1. Prepare a jurisdictional delineation of the area in question. If we can convince the US Army Corps that the previous delineation is sufficient, this item will not be completed.
- 2. Prepare the 404 NWP permit application.
- 3. Prepare the 401 Certification for the Regional Water Quality Control Board (RWOCB).
- 4. Coordinate with the City Engineer to secure required exhibits (the cost of the Engineering drawings is not included in the budget below).
- 5. Coordinate application processing with the US Army Corps and the RWQCB.
- 6. Interface with City and Agency staff to secure permits in a timely manner.

3,710.00

3,985.00

Prepare and File 404 Permit application Prepare Jurisdictional Delineation (if required) Support and File 401 Continue (in the continue of t

Prepare and File 401 Certification \$ 3,560.00 Coordination with City Engineer for exhibits. \$ 985.00 CAD Drafting (formatting exhibits for applications). \$ 550.00 Miscellaneous Office (postage, toll charges, etc.) \$ 450.00

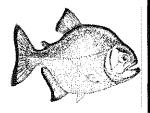
Total \$ 13,240.00

I believe that this scope and budget accurately reflect the project's needs. We understand the City's urgency in completing the dredging prior to the end of the year, and will make every effort to secure permits prior to December 1, 2007, if we receive materials from the City Engineer by October 21, 2007. Please note, however, that we have no control on US Army Corps processing times.

Feel free to contact me if you have any questions.

Sincerely,

Nicole Sauviat Criste Principal PIRANHA PUMPS ARE MADE BY: EQUIPMENT SPECIALTIES CO. ALBUQUERQUE, NM PHONE: (505) 822-0449 FAX: (505) 858-0171



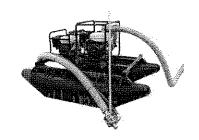
Piranha—Sand & Mud Removal Pumps & Dredges

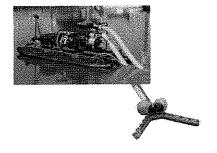
For Removing Sand & Mud From: Marinas, Boat Docks, Canals, Ponds, & Waterfront Property

Home Of Piranha Pumps www.piranhapump.com &www.piranhapumps.com

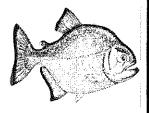
	Model	horsepower	Engine/Motor	Discharge Size	Excavation Rate cu yd/hr
	PS-75-AJ	3/4	115v	2 inch	3-5
	PS-135-E	13.5	Honda Gas	3 inch	20-30
*	PS165-E	16.5	Honda Gas	4 inch	30-40
	PS165-ER	16.5	Honda Gas	4 inch	30-40







PIRANHA PUMPS ARE MADE BY: EQUIPMENT SPECIALTIES CO. ALBUQUERQUE, NM PHONE: (505) 822-0449 FAX: (505) 858-0171



Piranha—Mini Dredges Models PS135E—PS165E—PS165ER 13.5 & 16.5 Horsepower

For Removing Sand & Mud From: Marinas, Boat Docks, Canals, Ponds, & Waterfront Property

Model PS135E & PS165E

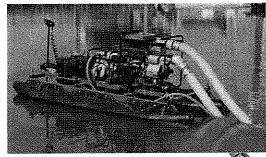
Home Of Piranha Pumps www.piranhapump.com & www.piranhapumps.com

The Piranha Mini dredge was developed in response to thousands of requests received from waterfront property owners. Decades of runoff and vegetation decay has robbed the storage capacity of lakes, ponds, and canals throughout the United States. The Mini dredge is a compact, highly portable, gasoline engine powered sediment removal pumping system, designed to provide the homeowner and contractors with the ability to excavate and transfer unwanted sediment. It is an efficient alternative to machinery such as: back hoes, excavators, and drag lines. These methods of mechanical excavation are expensive, have limited reach, are destructive to the shore, and typically deposit the material adjacent to the shore only to wash back in with the first good rain.

Our dredges is particularly effective in removing sand, silt, and that fluffy black stinky mud that has ruined your ability to enjoy

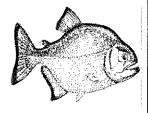
your waterfront. It is not possible for a dredge in this price range to excavate thousands of cubic yards of material in a short period of time. The excavation capability of these units are in the neighborhood of 10-40 cubic yards per hour depending upon: the nature of your sediment, distance pumped, and your energy & skill levels. To give you a point of reference, a pile of sand the size of a Ford F250 pickup truck would be about 20 cubic yards. That generally represents the size of a hole that you can make in an hour. If you are cleaning a modest area for example; around a dock or boat slip, you can expect to get the job done relatively quickly. On the other hand, if you have a large surface area to cover, say 1 to 2 acres, you are going to be whittling away at it for awhile. Using our pickup truck example again, if you dredge for 4 hours every other





weekend for 6 months, you would be able to park a fleet of 50 trucks in the hole that you created. The intent here is to provide you with the means to diminish your sediment problem with a quality, yet affordable piece of equipment. You are also going to have to be prepared to deal with the fact that you will be pumping a lot of water along with the sediment. The mud is not going to come out of your discharge hose looking like toothpaste. Even expensive industrial dredges can't do that. On the other hand, this unit will provide you with the means to renew the quality of your waterfront, and the quantity of removed sediment will be limited only by the amount of time & energy that you put in to it.



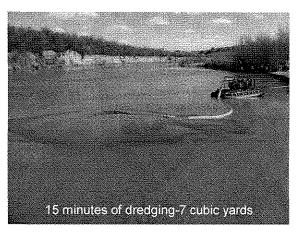


Piranha—Mini Dredges

Home Of Piranha Pumps www.piranhapump.com &www.piranhapumps.com

What is the difference between the Mini dredge pump and cheaper engine driven self priming trash pumps? First of all, a self priming pump alone is not very effective in removing sediment. The agitator water jet system is necessary to deliver kinetic energy (energy of motion) to the sediment to take it from a solid state rendering it a fluid slurry.

Cheap trash pumps are not designed to withstand abrasion or shock. Cheap trash pumps usually utilize small diameter carbon/ceramic shaft seals. Carbon/ceramic is the cheapest seal material there is and is a strong indication that your pump is designed to pump water only. The shaft seal is the component that seals the engine shaft as it enters the pump case. A leaky shaft seal will disable your pump completely, by allowing air to enter the pump case instead of water being drawn up the suction hose. The Mini dredge pump is equipped with an oversized silicon carbide shaft seal. Sili-



con carbide is a premium seal material that is utilized in most industrial grade pumps. We also make the seal much larger in diameter than those found in most "trash pumps". Small diameter seals fit snug on the drive shaft. When a hard piece of debris (rock, wood, etc) hits the pump impeller, it deflects the shaft momentarily and fractures the seal. Our seals have a large inside diameter with a lot of space between the seal and the shaft preventing seal damage from shock. Also, in order for mechanical seals to work, they all utilize a stainless steel compression spring to hold the seal faces together. Lazy pump manufacturers, leave that spring exposed in the water way behind the impeller, rendering it vulnerable to abrasive wear and to collecting stringy material & debris. Our seal spring is tucked away in a recess machined in the pump housing, sealed away from abrasives and debris.

The second most vulnerable component to abrasive wear is the impeller. You will find that most trash pumps have a cast iron impeller. Cast iron is popular inexpensive material, and serves adequately for non-abrasive pump applications. The next level above cast iron is ductile iron. Then comes heat treated stainless steel. The top abrasion resistant impeller material is high chrome iron. High chrome iron impellers are usually only found in severe duty industrial slurry pumps because they are so hard they are expensive to machine. The Mini dredge has a high chrome iron impeller.

We manufacture the Mini dredge with innovative design features from the highest quality components & materials, too many to list here. We could make a cheaper dredge, but it wouldn't work as well or last as long. We've been manufacturing industrial grade pumps for over 40 years. We are very critical about quality, and we make our pumps as if we are building them for ourselves.

What is the difference between the Mini dredge and a gold mining dredge? That's like asking about the difference between apples and oranges. A gold mining dredge has a totally different design and purpose. A gold mining dredge utilizes a device called an "eductor" in conjunction with an inexpensive water pump. This system is designed to pump a lot of water with low slurry content a relatively short distance, usually into a nearby sluice, and is normally deployed by a scuba diver. The Mini dredge does the opposite. It moves large quantities of slurry a great distance (up to 900 feet).

Piranha—Mini Dredges

How far can the Mini dredge transfer sediment? This depends upon the vertical elevation differential, and the type of sediment.

The vertical elevation differential, otherwise known as "static head", is the elevation difference from the surface of the water body to the point of discharge. There are two important factors to point out here. First, it does not matter how far the sediment is below the water surface. Static head begins at the water surface. Secondly, it makes no difference if your discharge is going up and over a hill. The static head begins at the water surface, and ends at the open end of the discharge hose. For example: if your are dredging from a lake, and your discharge hose runs up over a 30 foot high dam, then down 20 vertical feet the other side of the dam, then your static head is 10 feet.

The type of sediment will have some effect on the production rate and on the distance that you are able to pump it. Most of our customers are dealing with either black stinky fluffy mud, or sand. The Mini dredge works well with both types of material.

In order to transport a slurry through a pipe or hose, it must maintain a minimum velocity to prevent the sediment from settling in the hose, eventually forming a restriction or plug. The term for this is "minimum critical carrying velocity". The text book minimum velocity for mud is 3 to 5 feet per second. We prefer to utilize a more conservative value of 7 feet per second. The text book minimum velocity for sand is 5 to 7 feet per second. Again, we prefer to utilize a more conservative value of 9 feet per second.

Velocity is defined by the flow in gallons per minute, and the discharge hose diameter. 154 gallons per minute through a 3 inch hose translates to 7 feet per second, the minimum velocity for transporting mud. 198 gallons per minute represents 9 feet per second, the minimum velocity for sand. As you increase either the static head or the discharge hose length, you are simultaneously decreasing the flow and velocity.

To utilize the table below, estimate the total length of discharge hose. 15 feet of static head is roughly equivalent to 100 feet of hose. Add 100 feet for every 15 feet of static head. For example: you have 200 feet of actual discharge hose, and 30 feet of static head, then, utilize the 400 foot discharge hose value in the left hand column. Your flow will be 200 gpm, velocity 9.99 feet per second (plenty for both sand and mud), and your dredging capabilities will be 19 cubic yards per hour for sand, 22 yards for mud. If you phone us with your actual parameters, we will plot a precise computer generated graph of your dredge performance. Following is general performance data pertaining to our dredge model PS135E.

Discharge Length in Feet	Flow Gallons Per Minute	Velocity Feet per second	Sand Cu yd/hr	Mud Cu yd/hr
50	330	14.98	28	32
100	310	14.07	26	30
200	265	12.03	23	26
300	235	10.67	20	23
400	220	9.99	19	22
500	200	9.08	17	20
600	185	8.4		18
700	175	7.94		17
800	165	7.49		16

BLYTHE CITY COUNCIL

TO:

MAYOR AND CITY COUNCIL

FROM:

A.C.M. - C. HUI

DATE:

OCTOBER 9, 2007

SUBJECT:

BLYTHE AIRPORT - RELEASE TO LEASE

BACKGROUND:

The attached scope of work is presented for Council's consideration to engage Z&H Engineering to make the modifications necessary to the Airport Layout Plan relative to the Release to Lease areas to gain compliance with the non-conforming land use issues at the Blythe Airport. Staff met with Federal Aviation Agency and Riverside County staff July 19, 2007 to negotiate a compromise in furthering the discussions and the eventual long term settlement of this matter.

The major deal points of that meeting are:

- 1. The Conway lease will be allowed to be a long-term non-conforming use and their lease agreement allowed to complete the full 50 year term, (20 plus three extensions of 10 years each).
- 2. The City will be able to develop the Industrial Park along the Hobsonway frontage.
- 3. The three as yet unidentified leases for existing County facilities will be created with the required survey documentation for the Release to Lease mapping.

As part of the early on negotiations on this matter, County staff agreed to pay one half of the costs necessary for this project. Staff has forwarded this proposal to the County for their concurrence.

RECOMMENDATION:

Staff recommends Council authorize Z & H Engineering to be employed sole source as a Professional Services Contract to help correct land use matters at the Blythe Airport, modify the Airport Layout Plan and create the three new lease areas for existing County facilities as identified in the attached scope of work in the total amount of \$18,220. Riverside County will be billed at the conclusion of the scope of work for one half of the actual costs of the project.

Concurrence by City Manager: Oles Welson

EXHIBIT A - SCOPE OF WORK

BLYTHE MUNICIPAL AIRPORT Release to Lease

Z & H Engineering, Inc., in coordination with The Holt Group, Inc., will provide the following surveying and engineering services associated with the Release to Lease documentation at the Blythe Municipal Airport.

There are lease parcels on the airport that are not defined with lease descriptions as required by the Federal Aviation Administration. In addition, there are several parcels at the airport that are being used for "non-aeronautical" purposes, which is not compliant with the airport Master Plan document.

The objective of this contract is to conduct field surveys to prepare three lease areas (Fire Station, Animal Shelter, and Shooting Range) as an attachment to the Airport Exhibit A map, update the On-Airport Land Use Plan, update the Airport Property Map, and the Airport Property Map Data Sheet. One project coordination meeting is included in this scope, as well as coordination services with the FAA. In order to meet this objective, Z & H Engineering will perform the following services:

1.0 DATA COLLECTION

Existing data, records, mapping and information from the City and County (as available other agencies will be collected, including but not limited to: project mapping, and survey notes for horizontal and vertical control.

2.0 FIELD SURVEYS and MAPPING

- 2.1 Complete field search to identify existing survey monumentation of record.
- 2.2 Complete a field review with the City to establish the precise boundaries of the release to lease areas.
- 2.3 Establish the XYZ coordinated for the three proposed release to lease boundaries based upon a coordinate system and vertical data at the Airport.
- 2.4 Prepare a scaled base map showing the locations of the three proposed release to lease areas relative to other existing improvements at the Airport.
- 2.5 Incorporate any review comments into the base map and prepare final documents.

3.0 DRAWING UPDATES

- 3.1 Based on supplied information from the City of Blythe, obtained in conversations with the FAA, Riverside County and City of Blythe, update the On-Airport Land Use Plan showing revised locations for aeronautical and non-aeronautical areas.
- 3.2 Upon completion of the maps for the release to lease areas, update Airport Property Map and Airport Property Map Data Sheet.
- 3.3 Update the Airport Layout Plan to reflect the designation changes with regards to land use.

4.0 PROJECT COORDINATION

- 4.1 Attend project kickoff meeting with the City.
- 4.2 Conduct in-house quality control reviews of the project documents.

- 4.3 Attend one coordination meeting during project.
- 4.4 Assist the Airport in coordinating with the FAA to preparing documentation to submit to regarding the land release change.

ASSUMPTIONS:

- The release to lease survey documents will not need to be recorded with the County Surveyor.
- No physical ties to the lease area corners
- The Airport Layout Plan, On-Airport Land Use Plan, Airport Property Map, and Airport Property Map Data sheet will not be sealed and signed by a Registered Professional Engineer in the State of California.

EXHIBIT B-1 SCOPE OF SERVICES

			$\underline{\text{FEE}}$
Task 1.0	Data Collection		\$1,810
Task 2.0	Field Surveys and Mapping		11,330
Task 3.0	Drawing Updates		1,770
Task 4.0	Project Coordination		3,310
		Total Lump Sum	\$18,220

EXHIBIT B-2 SCOPE OF SERVICES

Additional Services, as requested, will be provided at the following rates:

Z & H ENGINEERING FEE SCHEDULE

Classification	Hourly Rate
Project Principal Project Manager Land Surveyor Project Engineer	\$135.00 \$120.00 \$120.00 \$100.00
Assistant Project Engineer	\$81.00
Construction Observation	\$81.00
Senior Designer	\$93.00 \$80.00
Designer Clerical	\$40.00
CADD Technician	\$66.00
3-Man Survey Crew	\$185.00 \$125.00
2-Man Survey Crew 1-Man Survey Crew	\$125.00 \$85.00
Per Diem (overnight)	\$110.00
HOLT GROUP FEE SCHEDULE	aranda are esta de como en el como el como el como el como el como
Engineering	\$126.00/Hour
Principal Engineer P.E./L.S. Project Engineer P.E./L.S.	\$120.00/Hour
Associate Project Engineer	\$105.00/Hour
Assistant Project Engineer	\$101.00/Hour \$86.00/Hour
Civil Designer III Civil Designer II	\$77.00/Hour
Civil Designer I	\$86.00/Hour
Senior Plan Checker	\$104.00/Hour \$81.00/Hour
Plan Checker Resident Engineer	\$99.00/Hour
Assistant Resident Engineer	\$83.00/Hour
CADD III	\$72.00/Hour
CADD II CADD I	\$63.00/Hour \$54.00/Hour
ar sees the see the sees of th	destribute de Editoria (1807), 1907 e en 1907 e e
Surveying Party Chief/Sr. Survey Project Manager	\$107.00/Hour
3 Man Survey Crew with GPS	\$221.00/Hour
2 Man Survey Crew with GPS	\$198.00/Hour
1 Man Survey Crew with GPS	\$131.00/Hour
3 Man Survey Crew without GPS	\$201.00/Hour \$176.00/Hour
2 Man Survey Crew without GPS	\$176.00/Hour

NOTES:

Survey Travel Time

1 Man Survey Crew without GPS

- 1. The minimum time charged for survey project is 1/2 day (4 hours at the crew rates plus travel time).
- 2. Crew charges include standard surveying equipment.
 Rental of any special equipment will be charged at cost plus 15%.

\$88.00/Hour Crew Rate x

Planning	
Senior Planner (AICP)/Senior Project Manager	\$109.00/Hour
Associate Planner/Assistant Project Manager	\$98.00/Hour
Planning Technician Building Construction Specialist	\$56.00/Hour
Labor Standards Compliance Monitor	\$65.00/Hour \$65.00/Hour
Assistant Labor Standards Compliance Monitor	\$59.00/Hour
CDBG Program Administrator	\$92.00/Hour
CDBG Financial Analyst	\$83.00/Hour
	tangs merebahan sebagai
Administrative Support	# 4 PT 00 47 F
Record Map/Document Researcher Word Processor	\$47.00/Hour
Office Technician/Courier	\$52.00/Hour
office redifficially courses	\$43.00/Hour
Reimbursable Expenses	
Photocopies (each)	\$0.35
Blueprints & Xerox 2510 (per square foot in color)	\$1.70
Blueprints & Xerox 2510 (per square foot in black & white)	\$0.85
Computer Plotter	\$19.00/Hour
Postage & Long Distance Phone Calls Vehicle Mileage	Cost + 15%
Reproduction, Special Photography, Printing, etc. performed	\$0.75
by Subcontractor, Aerial Photogrammetry, Delivery Service,	Cost + 15%
Hotel/Motel Per Diem Expenses	

Z & H Engineering, Inc. Cost Proposal Worksheet

City of Blythe - Blythe Municipal Airport Release to Lease 10/3/2007 J. Mullen

Client: Project: Date: Name:

		\$18,220	Grand Total	<u> </u>						1
_										
		\$18,220		\$12,000.00	\$80	\$1,280	\$0	\$4,860	Costs	. !
					2	16	0	36	Subtotal Hours	,
										_
									A CAMADA AND AND AND AND AND AND AND AND AND	
,	\$18,220	\$3,310	22	\$750.00	2	4		16	Project Coordination	
										+
	\$14,910	\$1,770	18			12		9	Drawing Updates	+=
									The second secon	₩
	\$13,140	\$11,330	8	\$10,250.00				8	Field Surveys and Mapping	+
	-			•						
	\$1,810	\$1,810	9	\$1,000.00				9	Data Collection	+=
						200	- 29	2019		⊣⊢
	Total	Total Cost	Hours	Other	Clerical	Designer	Engineer Designer	Pri/Mgr	Element	
	Cumulative		Total				Assistant	Proj.		
				***			~~			H



ASSISTANT
CITY MANAGER

MEMO

TO:

Mayor and City Council

CC:

City Manager Nelson

Finance Director Colbert
Planning Director Wellman
Public Works Director Rodkey
Airport Lead Maint/Ops Supervisor

FROM:

ACM Hull

SUBJECT:

Blythe Airport Land Use Issues

DATE:

July 20, 2007

Yesterday afternoon I met with a number of County staff and Mr. Tony Garcia who is the FAA representative overseeing the Blythe Airport. Our discussion focused on the long outstanding land use issues at the airport. There were six non-conforming non-aeronautical lessees at the airport when the City took over operational control of the airport in 1997. We added two more non-conforming sites, the sand drags and Con-Way freight terminal after that date. Con-Way was the catalyst that motivated the FAA to address all the former land use issues and finally lump them into one discussion. The eventual answer is the Release to Lease with the FAA finally giving "direction", not guidance that the existing Lease with Con-Way can run through its natural fifty year (20 plus 3 @ 10 yrs) life on that site in "Quite Enjoyment". That term finally means that the FAA recognized their collective mistake in not addressing the non-conforming land use that the City clearly intended in the Master Plan for the airport. Our successors (FAA/County/City/Con-Way) are now (or soon will be) bound to agree that that particular piece of leased property can never be sold to Con-Way, that at the conclusion of the 50 year Lease, it will again be subject to the highest and best use for the site, meaning an aeronautical use may be the eventual use to occupy the site, and finally, that the FAA will, during that remaining 43 year balance on the Con-Way lease will not hold the 3 year review process over our collective heads.

In addition, the other non-conforming non-aeronautical land uses will be forever cleared up with the Blythe Airport Industrial Park. That title overlays the entire Release to Lease area agreed upon by the FAA, County and City staff yesterday. In that discussion, several of the aeronautical/non-aeronautical lines on the Airport Layout Plan had to be adjusted. Please see the attached map. In balance, the FAA got the aeronautical land use next to the runway environment they wanted, our Industrial Park shrunk slightly but, it is now and forever, available for non-aeronautical use. Council and senior staff are reminded, as I was yesterday, that every dime of revenue generated on the airport, no matter aeronautical or non-aeronautical, must stay on the airport for airport improvements. Leg work to complete all of the above has been in motion for some time now, but will accelerate to complete the process by early 2008.

Respectfully submitted,

From the desk of:

Charles L. Hull, Assistant City Manager 235 North Broadway Blythe, California 92225

> (760)921-2740 (760)922-4938(F)

Charles Hull

From:

Charles Hull

Sent:

Friday, June 08, 2007 2:01 PM

To:

'Davies, Chad'

Subject:

RE: Blythe FAA Release

Attachments: SKMBT_60007060813430.pdf

Good afternoon Chad. The City is interested in obtaining Release to Lease (R2L) clearance on essentially the south one-half of the airport. That is everything currently designated non-aeronautical, plus the Conway property south of the 8-26 runway centerline. My intent was to sit down with Mr. Garcia and County staff on a single map and make sure there was no mis-understanding about the exact boundaries of the R2L. What I offered to Tony was to meet with him in Riverside (or LA/Ontario if need be) at a date convenient to all parties and complete this discussion in your office, or his.

I marked up a copy of the Land Use map and attached it as a pdf. The FAA signed mylar set of ALP drawings show non-aeronautical use for everything including the Conway property, except other logical designated land uses near the runway/taxiway environments. The non-aeronautical designated areas, on the south 1/2 of the airport, are what the city would petition for the R2L.

I took your draft MOU to the ad hoc committee who reviews this type of item for possible Council action. With some language changes suggested in that meeting, I will get it through our peer review and send it back for County staff review.

New news. In a phone conversation with John Thurman this morning about the Mesa Verde/Blythe Airport Water Interconnect Project, we identified the week of June 25th for a possible meeting in Palm Desert. I would certainly prefer to wrap this issue up then too, (at least with the County staff). I am available Monday through Wednesday of that week and will have to check with other city staff for their availability. John Thurman stated Margareta in Supervisor Wilson's office would probably coordinate schedules.

Have a great weekend. Take care/B

From: Davies, Chad [mailto:CDavies@RIVCOEDA.ORG]

Sent: Tuesday, June 05, 2007 3:48 PM

To: Charles Hull

Cc: Cataldi, Colby; Shippy, Daryl; Turner, Tom

Subject: Re: Blythe FAA Release

Hi Butch,

Could you let me know EXACTLY what area you want released by the FAA Tony Garcia? I am in contact with Tony. Could you call me or outline it on an airport map and e-mail it to me. I am trying to wrap this up and send it all to the FAA.

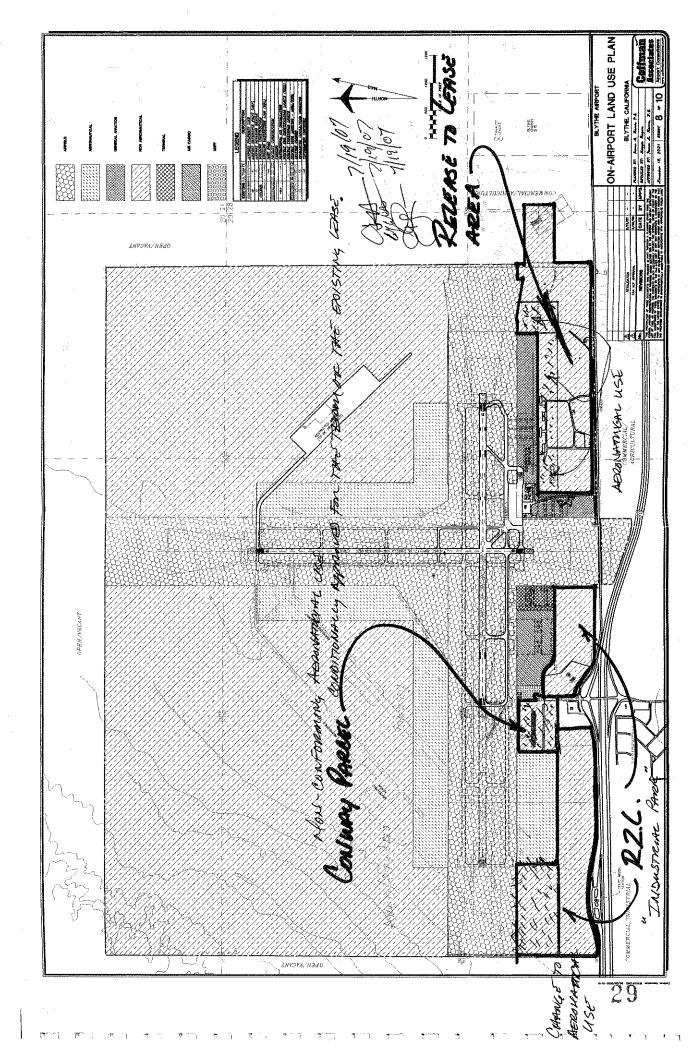
Thanks

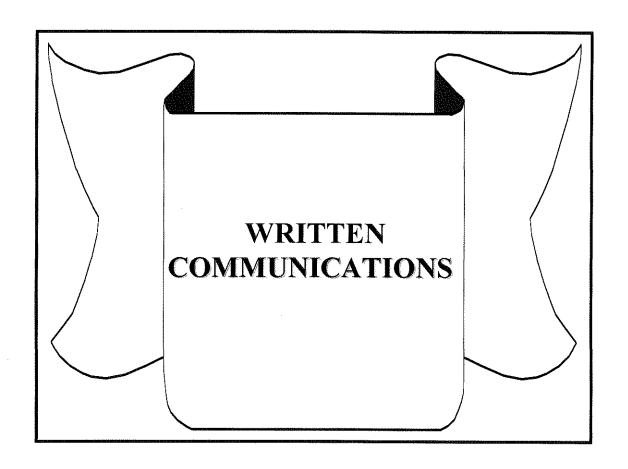
Chad Davies Airport Development Specialist Riverside County EDA Aviation 1325 Spruce St, STE 400 Riverside, CA 92507 951-955-9417 Office 951-201-2438 Cell

Upcoming Community Events



French Valley Airport Open House June 9, 2007 10 am - 2 pm





September 21, 2007

City of Blythe 235 N. Broadway Blythe, Ca 92225

RE: SOBER GRAD NIGHT

Attn: City Manager, Les Nelson and

Mayor Robert Crain

This letter is to inform you that Sober Grad night is coming up again soon. We are now in the process of having fund raisers for the event. It is our request to ask for the Blythe City's help to make sure these kids have a safe and prosperous night. With your help we should be able to make this event happen.

Please consider this event for a generous donation. Your generosity is very much appreciated. You may reach with any questions at 922-8803.

Respectfully

Trisha Kem for

Sober Grads

602 W. Hobsonway Blythe, Ca 92225

CC: Robert Crain



1400 K Street, Suite 400 • Sacramento, California 95814 Phone: (916) 658-8200 Fax: (916) 658-8240 www.cacities.org

IMPORTANT INFORMATION

Page 1 of 6

DATE

September 20, 2007

TO:

City Managers

FROM:

Chris McKenzie, Executive Director

~>

RE:

Implementation of Proposition 1B: Local Street and Road Funds

The League is pleased to report that in FY 2007-08, California cities will receive \$550 million of the \$1 billion included in Proposition 1B to fund local transportation projects. The appropriation of \$550 million guarantees that each city will receive \$400,000, or half of the total allocation amount, whichever is greater.

To help cities better understand the implementation of this program, the League has prepared the enclosed guidelines, which outline the key elements of the Local Streets and Roads Account, including; key provisions, the process for triggering the allocation of the funds, as well as accountability requirements. Also enclosed is a sample press release to highlight the importance of these bond funds.

I understand that cities are extremely eager to use these funds immediately, but I encourage you to keep a few points in mind as you move forward on projects.

First, there is no maintenance of effort provision on use of these funds, because this is one-time money. These revenues are intended to supplement, not supplant, existing investments in local streets and roads and other transportation projects. One of the goals is to demonstrate to the public the benefit of these investments and to reinforce the importance of voting for the 2006 Infrastructure Bond package. This revenue is a minimal investment compared to need. However, it is essential that cities keep faith with the voters to obtain public support for future investments.

In addition, cities are dependent upon future appropriations in the state budget process requiring support from both the Governor and the Legislature in order to draw down any further revenue from the cities' share of \$1 billion. It is imperative that cities utilize bond funds prudently and expeditiously in order to warrant future appropriations.

Lastly, efficient and effective expenditures will likely result in greater confidence from our state partners that cities are able to deliver projects to ensure that California has a truly seamless transportation system.

To highlight the importance of these bond funds to cities, also enclosed is a sample press release your city can use to notify local media.

Thank you to everyone for all of your help in securing this funding, and I look forward to successfully moving ahead.

Attachments: Proposition 1B Implementation Guidelines

Sample Press Release

Proposition 1B (Transportation Bond): Implementation of the \$2 Billion Local Streets and Roads Account A Guide for Cities and Counties

Budget Bill: SB 78 (Chapter 172, Statutes of 2007)
Trailer Bill: SB 88 (Chapter 181, Statutes of 2007)
Clean-Up Measures: AB 193 & AB 196
September 14, 2007

Outlined below are key elements regarding the Local Streets and Roads Account (LSR) from Proposition 1B, including the appropriation levels for FY 2007-08, key provisions, the process for triggering the allocation of the funds, as well as accountability requirements.

Appropriation Levels: \$400 Million to Counties and \$550 Million to Cities
The Budget Bill (SB 78) included a \$600 million appropriation for cities and counties from
the Local Streets and Roads Account (LSR) contained in Proposition 1B, the
Transportation Bond. SB 88, the trailer bill, which provides for the implementation of
Prop. 1B, also included an additional appropriation of \$350 million for this purpose for a
total of \$950 million for cities and counties in fiscal year (FY) 2007-08. AB 196 (Prop.
1B: LSR Implementation Clean-Up) specifies that the \$950 million is to be appropriated
\$400 million for counties and \$550 million for cities as agreed to by the League and
CSAC.

Use it or Lose it Requirement

The clean up language also codified a three-year use it or lose it provision that specifically requires the funds to be <u>expended</u> within three fiscal years after the FY in which the Controller makes the allocation. This means that all Prop. 1B LSR monies appropriated in FY 2007-08 must be expended by June 30, 2011. This provision will also dictate the timing for eligible expenditures, thus only those made after allocation of the funds would be eligible.

What is Required of Local Agencies to Trigger the Allocation by the Controller? Each city and county must submit to the Department of Finance (DOF) a list of projects expected to be funded with bond funds before an allocation is made. CSAC and the League are recommending that cities and counties submit project lists for the entirety of their FY 2007-08 allocations. The list of projects must include, at a minimum, the following:

- A description and location of the proposed project
- A proposed schedule for the project's completion
- The estimated useful life of the capital improvement

The DOF, in consultation with the League and CSAC, is developing a template or form identifying information that would meet this requirement. The information requested will be listed in three categories; mandatory, highly recommended, and optional. The League and CSAC will provide this information as soon as it is available.

Inclusion in County/City Budgets

All projects included on the project list submitted to DOF must also be included in a city, county, or city and county budget that has been adopted by the jurisdiction's council or board at a regular public meeting. Projects included in the FY 2007-08 local budgets or addendums to existing budgets would both meet this requirement. Please note that the

project lists submitted to the DOF are flexible and substitutions are allowed to respond to local priorities.

The League and CSAC have received questions about utilizing a lump sum or list of specific projects in the budget to meet this requirement. It is recommended that cities and counties generate a Prop. 1B list, which is then approved by the Board or Council, and as part of that action, state that the projects were included within the adopted budget or specifically named within the capital improvement plan (major project).

The DOF is required to collect each local agency's list of potential projects and will, on at least a monthly basis, notify the State Controller's Office as to which agencies have complied with this requirement, (set forth in SB 88) and are now eligible for an allocation. Upon receipt of the information from the DOF, the Controller must allocate the funds to all of the agencies that have submitted project lists.

What is Required After Cities and Counties Receive Prop. 18 Funds?

Each fiscal year upon expending funds, a local agency must submit further documentation regarding project expenditures to the DOF. This documentation shall include, at a minimum, the following:

- A description and location of each project
- The amount of funds expended on the project
- The completion date
- The project's estimated useful life

Project expenditure reporting must occur on an annual basis at the end of each fiscal year until all bond funds are exhausted. As noted above, this documentation must be consistent with a format developed and approved by the DOF, which is to follow upon availability.

What Types of Projects are Eligible for Funding?

The language contained in Proposition 1B is very broad with respect to eligible uses of the LSR bond proceeds. The bond language states that the proceeds can be used for "projects that will assist in reducing local traffic congestion and further deterioration, improving traffic flows, or increasing traffic safety that may include, but not be limited to, street and highway pavement maintenance, rehabilitation, installation, construction and reconstruction of necessary associated facilities such as drainage and traffic control devices, or the maintenance, rehabilitation, installation, construction and reconstruction of facilities that expand ridership on transit systems, safety projects to reduce fatalities, or as a local match to obtain state or federal transportation funds for similar purposes."

Additionally, the DOF suggests review of Government Code Section 16727 (included below), which details project "useful life" requirements that the DOF suggested that we provide to cities and counties. However, it should be noted that the Prop. 1B language approved by the voters dictates if there are any conflicts regarding this provision. Thus, maintenance is eligible (utilizing force accounts), as well as activities associated with eligible projects such as project design, environmental review, right-of-way, and landscape improvements within the right of way. DOF asked that cities and counties remain cognizant of the fact that these are bond monies and useful life should be considered for prudent use of the funds.

Lastly, pursuant to discussions with the State Controller's Office, (which under the provisions of Prop. 1B maintains authority to audit local governments on project expenditures), projects within the 'right-of-way' is another good rule of thumb when determining what types of projects are eligible to be funded with bond monies.

Government Code Section 16727.

Proceeds from the sale of any bonds issued pursuant to this chapter shall be used only for the following purposes:

- (a) The costs of construction or acquisition of capital assets. "Capital assets" mean tangible physical property with an expected useful life of 15 years or more. "Capital assets" also means tangible physical property with an expected useful life of 10 to 15 years, but these costs may not exceed 10 percent of the bond proceeds net of all issuance costs. "Capital assets" include major maintenance, reconstruction, demolition for purposes of reconstruction of facilities, and retrofitting work that is ordinarily done no more often than once every 5 to 15 years or expenditures that continue or enhance the useful life of the capital asset. "Capital assets" also include equipment with an expected useful life of two years or more. Costs allowable under this section include costs incidentally but directly related to construction or acquisition, including, but not limited to, planning, engineering, construction management, architectural, and other design work, environmental impact reports and assessments, required mitigation expenses, appraisals, legal expenses, site acquisitions, and necessary easements.
- (b) To make grants or loans, if the proceeds of the grants or loans are used for the costs of construction or acquisition of capital assets. Bond proceeds may also be used to pay the costs of a state agency for administering the grant or loan program.
- (c) To repay funds borrowed in anticipation of the sale of the bonds, including interest, or to pay interest on the bonds themselves.
- (d) To pay the costs of a state agency with responsibility for administering the bond program. These costs include those incurred by the Treasurer, the Controller, the Department of Finance, and the Public Works Board for staff, operating expenses and equipment, and consultants' costs.
- (e) The costs of the Treasurer's office directly associated with the sale and payment of the bonds, including, but not limited to, underwriting discounts, costs of printing, bond counsel, registration, and fees of trustees. Nothing in this section is intended to prohibit the investment of bond proceeds or the use of proceeds of those investments in any manner authorized by law.

It should be noted that there is no maintenance of effort provision as this is one-time money. However these revenues are intended to supplement existing investments in local streets and roads. One of the goals is to demonstrate to the public the benefit of these investments and reinforce the importance of their vote for the bond package. We know this revenue is a minimal investment compared to the need and must keep their faith to obtain further public support for future investments.

In addition, cities and counties are dependent upon future appropriations in the state budget process requiring support from both the Governor and the Legislature in order to draw down any further revenue from our \$1 billion each. It will be imperative that cities and counties utilize bond funds prudently and expeditiously in order to warrant future appropriations.

For additional information, please contact:

DeAnn Baker, California State Association of Counties, 916-650-8104, dbaker@counties.org or Kiana Buss, California State Association of Counties, 916-650-8185, kbuss@counties.org

Liisa Lawson Stark, League of California Cities, 916-658-8249, lstark@cacities.org or Dorothy Johnson, League of California Cities, 916-658-8214, djohnson@cacities.org

Implementation of Proposition 1B: Local Street and Road Funds

Sample Press Release

Panea.	
Date.	

Contact:

FOR IMMEDIATE RELEASE

City of X Receives \$XXX,XXX for Local Transportation Projects

City Name—We are pleased to announce that the City of (XXX) will receive \$XXX,XXX in bond money from Proposition 1B for local transportation projects that the city will put to use immediately to (identify benefits of projects ex: reduce congestion, do safety enhancements, improve traffic flow, etc).

Prop. 1B, the Highway Safety, Traffic Reduction, Air Quality and Port Security Act of 2006, passed last November. The bond, part of a \$40 billion infrastructure bond package, provides \$19.92 billion for various transportation projects to rebuild California, and in particular includes \$1 billion for California cities to spend on local transportation priorities. This fiscal year, cities will receive \$550 million of these funds.

The City of (your city) plans to use these funds on the following projects:

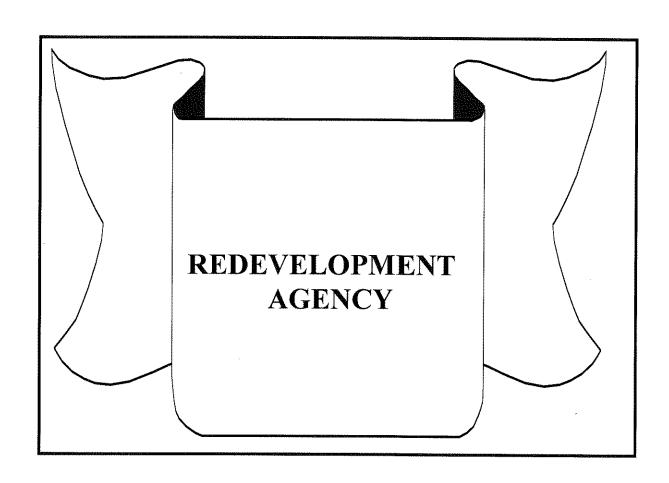
- ...
- _

"These projects will go a long way to improving quality of life in our city. The sooner we complete the work, the sooner our residents and visitors can realize the benefits of these bond funds," said (Fill in with your city official).

The local system is a critical component to a seamless statewide transportation system for the traveling public, whether by vehicle or transit, for commerce or, for farm to market needs. California cities will put this money to use immediately on traffic congestion relief, traffic safety, storm damage, preservation, construction and other projects to improve mobility throughout California.

"By passing the infrastructure bonds last year, the Governor, Legislature and California voters all recognized the critical importance of addressing our long-term infrastructure deficit. The League of California Cities advocated this year for the immediate allocation of funding set-aside in Prop. 1B for cities and counties so that local leaders can put these funds to work immediately to improve local streets and roads. We commend the Legislature for enacting this essential legislation," remarked League Executive Director Chris McKenzie.

###



TO:

RDA Board of Directors

FROM:

Executive Director

SUBJECT:

Request for Assistance - Popeye's Chicken

DATE:

October 9, 2007

BACKGROUND

The owner/operator of Popeye's Chicken has resumed his request for RDA Storefront Rebate assistance to help pay for a building remodel and signage improvements to the business at 700 W. Rice. The estimated cost for the improvements is about \$72,400.

This is a continuation of a discussion that started back in December 2003. The applicant was in fact approved for a not-to-exceed grant of \$20,000 on February 8, 2005, but Storefront Rebate grants are good for only 12 months, unless the RDA Board of Directors approve a written request for an extension of time. No such extension request was made.

Also, the RDA Board should be aware this business did previously (9-8-98) receive a Storefront Rebate grant in the maximum amount of \$20,000. As the Board is aware, Storefront Rebate assistance shall not be provided twice to the same site, business, location, etc. within a seven (7) year period. The application under consideration this evening is outside the seven (7) year restriction. Nonetheless, the decision to provide any level of assistance is totally at the discretion of the RDA Board of Directors.

RECOMMENDATION

It is recommended that the Board approve a Storefront Rebate grant for Popeye's Chicken in an amount not-to-exceed \$20,000 or 50% of eligible improvement costs, whichever is less, subject to all terms and conditions of the Blythe RDA Storefront Rebate Program, including the following:

- 1.) The grant approval is good for 12 months and then it expires. Any request for an extension of time must be submitted in writing by the applicant.
- 2.) Appropriate permits must be obtained from the City of Blythe before work can commence.

Respectfully submitted,

Les Nelson

Executive Director

Attachment



BLYTHE REDEVELOPMENT AGENCY

235 NORTH BROADWAY / BLYTHE, CALIFORNIA 92225 PHONE (760) 922-6161 FAX (760) 922-4938

September 12, 2007

Brandon Johnson, President Popeyes of Blythe, Inc. 700 W. Rice Street Blythe, CA 92225

Re:

Request for RDA Assistance

Dear Mr. Johnson:

Pursuant to your letter of August 3, 2007, attached please find an application for the Blythe RDA Storefront Rebate Program. Frankly, I thought staff had provided you an application form right after receipt of your letter of inquiry.

A new application is necessary as your prior application (dated December 12, 2003) is more than 12 months old.

Please be thorough with the information, in particular as it relates to the approximately \$125,000 in expenditures on exterior modernization.

Sincerely,

Les Nelson City Manager

LN:vr

Attachment



RDA STOREFRONT IMPROVEMENT REBATE PROGRAM APPLICATION

1.	Applicant Name: PFFC OF BLYTHE, INC. BRANDON JOHNSON PRESIDENT
2.	Mailing Address:
3.	Store Address:
4.	Telephone Applicant can be reached at during the day: 760-899-6701
5.	Best time to contact Applicant: 8AM - 5PM
6.	Store Name: POPEYE'S FRIED CHICKEN Business Type: FAST FOOD CHICKEN RES
	Owner Name(s): PFFC OF BLYTHE, INC. Phone: 760-922-4582 (If different from applicant)
8.	Description of Proposed Improvements:
	BUILDING EXTERIOR REMODEL AND MODERNIZATION. REMOVAL OF
	CURRENT CANOPIES AND REPLACEMENT WITH A MORE MODERN DESIGN.
	ADDITION OF STONE VENIER LOWER ELEVATION BELOW WINDOWS ALL
	AROUND THE BUILDING. IMPROVEMENTS TO SIGNS AROUND BUILDING

Preliminary drawings and/or other pertinent information (e.g. photographs of 2 views of the project) should be included with the application. No recommendation will be made to the Redevelopment Agency Board of Directors until there is a clear understanding of the improvements for which assistance is being requested. Incomplete applications will not be processed. All applications for RDA assistant must include a satisfactory business plan. Project in the downtown area must also comply with the City of Blythe Downtown Design Guidelines.

- 9. Estimated total cost of project: \$\frac{72,401.08}{A \text{ minimum of two (2) competitive bids must be requested from licensed contractors and submitted with the application for financial assistance under the Storefront Improvement Rebate Program, although under certain circumstances the Agency may award assistance with only one bid from a licensed contractor. Applicants who qualify will be reimbursed by the Agency for a portion of the total costs according to the RDA Assistance Schedule, Part II on page 2 following completion of the work
- 10. Two different angle photographs of the existing building are required with the application.

DECLARATION

As the applicant, I_BRANDON_JOHNSON, PRES_ have thoroughly read the guidelines for the (Print name)

Storefront Improvement Rebate Program and agree to carry out the work in accordance with these guidelines. Further I agree to comply with design guidelines and the specific design recommendations of the Project Review Committee/Agency staff. Any changes in the approved plans or specifications must be presented to the Agency for approval before the work is begun. Work must be completed within 12 months of the Agency approval to qualify for the rebate. Projects not completed within the 12 months shall lose their funding eligibility, unless an extension request in writing, is approved by the Redevelopment Agency Board of Directors.

In addition, I agree to provide two photographs of the existing building with my application, and two photographs after the work is completed.

I understand that the Storefront Improvement Rebate Program works on a reimbursement basis and that I must submit detailed cost documentation, including canceled checks, paid invoices, copies of Building Permits, all contractor's waivers of lien, and two photographs of the completed storefront.

I understand that I cannot begin work on the improvements until my application has been approved by the Redevelopment Agency Board of Directors and copies of all necessary permits (e.g., building, sign, awning, etc.) have been approved by the City of Blythe. I realize that the cost of work performed prior to Agency approval will not be reimbursed. Also, I understand my application will not be considered unless my contractor bids are signed and dated by the contractor, and include his/her State license number.

I understand that Storefront Rebate assistance will not be provided twice to the same site, business, location, etc. within a seven (7) year period.

I understand I may be required to demonstrate financial capability to complete the work in a timely manner (e.g. business or personal financial statements).

I understand the Redevelopment Agency Board of Directors is the final authority for all matters concerning the Storefront Improvement Rebate Program and their decision is final.

I understand my application for RDA assistance will not be considered without an attached satisfactory business plan.

Finally, I fully understand the information contained in my application is accurate and complete to the best of my ability under penalty of perjury.

Signature:

Date: SEPTEMBER 20, 2007

For additional information, or submittal of the completed application:

Blythe Redevelopment Agency

235 N. Broadway

Blythe, CA 92225

Attn: RDA Executive Director

(760) 922-6161

SAMPLE BUSINESS PLAN OUTLINE

Elements of a Business Plan

- 1. Cover sheet
- 2. Statement of purpose
- 3. Table of contents
- I. The Business
- A. Description of business
- B. Marketing
- C. Competition
- D. Operation procedure
- E. Personnel
- F. Business insurance
- II. Financial Data
- A. Start-up budget
- B. Operating budget
- C. Capital equipment and supply list
- D. Balance sheet/breakeven analysis
- E. Pro-forma income projections One year detail
- F. Pro-forma cash flow

This model is only a guide for developing your business plan. Other models may be acceptable and additional information on business plans can found through the Small Business Agency (SBA) on the World Wide Web at http://www.sba.gov, or possibly through the Palo Verde College Small Business Economic Development Center at 145 North Spring Street in the City of Blythe.



Popeyes of Blythe, Inc. A Licensed Franchisee of Popeyes[®] Chicken & Biscuits

700 W. Rice Street Blythe, CA 92225

Phone 760.899.6701 Fax 760.922.5252

August 3, 2007

Blythe Redevelopment Agency Les Nelson, City Manager City of Blythe 235 North Broadway Blythe, CA 92225

Re: Storefront Rebate Program

Dear Mr. Nelson,

We are in the preliminary process of upgrading the exterior of the Popeye's Famous Fried Chicken located at 700 West Rice Street, Blythe, CA 92225 to conform to Popeye's current building designs. This remodel will consist of removing the current canopy section of the building and replacing it with a modern look which will also provide easier access for the drive through window of the restaurant. The building was built in 1984 and is in need of a total remodel and modernization. Building remodels and modernization at other Popeye's restaurants have increased sales by as much as forty percent. We hope to achieve an increase in sales with this modernization. The anticipated total overall cost of this remodel and modernization is approximately \$150,000 of which approximately \$125,000 should be the cost of the exterior modernization. Popeye's has various drawings and plans of the remodel and modernization which can be viewed and will be submitted with the application for building permit. We would like for you to consider our project for the storefront rebate program of the Blythe Redevelopment Agency and for any other assistance in performing this project.

Thank you, PFFC of Blythe, Inc.

Brándon Johnson President 9-7-07 OK TO START WORK WITHLUT COMMITMENT OF RDA FUND CONTRIBUTION. START WITHLUT AMMONAL BY RDA BOARD WILL NOT MAKE PROTECT INEUGIBLE FOR FUND CONSIDERATION.

*Popeyes and Popeyes Chicken & Biscults logo are registered trademarks of AFC Enterprises, Inc



PROPOSAL & CONTRACT

Proposal Date:

8/9/07

Proposal No.:

2638

Account No.:

425

DESIGNERS & MANUFACTURERS OF QUALITY SIGNS

707 West 8th Street Yuma, Arizona 85364 • (928) 782-2501 • Fax: (928) 343-4076 • E-Mail: sales@pennsigns.com

SUBMITTED TO:

Popeye's

CONTACT:

Brandon Johnson

ADDRESS:

c/o Cyle Johnson Electric

339 N. Maln Street

Blythe, CA 92225

JOB NAME:

JOB LOCATION:

Popeyes Chicken

Blythe, CA

PHONE / EXT:

1760)899-6701

CELL NO .:

(928) -

FAX NO:

(928)

SITE CONTACT:

E-MAIL:

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Product Code

Custom Project Description

Remove, Repaint & Reinstall two sets of Building letters \$2900.00

One new 18' Awning to match existing

\$2830.00 \$1900.00

Clean & Install 7 Building Awnings Clean & install Building Canopy & 5 Shutters

\$2350.00

Clean & Install two 8' x 16' Wall Art Repaint & install on existing Post two Directionals \$2000.00 \$ 300.00

Product Code

Price @

Price @

\$ 12,280.00

Total:

Total:

\$12,280.00

Custom Project

Description

Fabricale & Install One SF Alum, non -Illum, 4'-8" x 19'-6" Wall Sign

\$ 2,000.00 \$2,000.00

Product Code

Price @

Total:

Custom Project

Description

\$ 9,000.00

\$9,000,00

Reface, Repaint & Relamp existing Pole Sign

Price @

Total:

Product Code

Custom Project

\$2,100.00

\$2,100.00

Description

Travel & Per Deim

Notes:

TERMS 50% DOWN AND BALANCE DUE UPON INSTALLATION

ELECTRICAL TO SIGN LOCATION BY OTHERS

FERMITS AT COST (not included in prices)

PRICE IS CONTINGENT UPON UNDERGROUND OBSTRUCTIONS AND OVERHEAD

ACCESS

SUB TOTAL: SALES TAX:

\$25,380.00 \$1,271,08

SHIPPING: TOTAL:

\$0.00 \$26,651.08

45

SALES ASSOC orty Pensky

ACCEPTANC E OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as oullined above.







Budy^{*}s

Meserry

Concrete

Lie. 0792669

31-547 Whispering Palms Trl. Cathedral city, CA 92234 Cell (760) 275-5304 Fax (760) 321-0848

Email: rudymason@earthlink.net

September 3, 2007

To: Brandon Johnson

Fax: 922-5252

From: Rudy Martin

Subject: Proposal

Project Address: Popeyes Blythe, Ca

1) Demolition of eves

2) Reduce entire building, stucco labor and material -using all materials needed for plaster for acrylic stucco

3) Stone venier lower elevation below windows all around the building

Total Amount: \$45,750.00

Hoping to Work with You.

Sincerely,

Rudy Martin

October 9, 2007

SUBJECT: Request for Agency Assistance – Rice Street Infill Housing Project

APPLICANT: Desert Alliance for Community Empowerment (DACE)

Rancho Housing Alliance, Inc. (RHA)

53-990 Enterprise Way, Suite 1

Coachella CA 92236

BACKGROUND: On September 27, 2005, the Agency donated six parcels located on West Rice Street to DACE for construction of affordable homes. The construction of the six homes is well underway, with issuance of Certificates of Occupancy expected before the upcoming holiday season arrives.

It should be noted that at the meeting of January 11, 2005, the Agency Board conceptually endorsed funding for right-of-way improvements associated with construction of the affordable homes.

SPECIFIC REQUEST: DACE has submitted a request for financial assistance to cover the cost of off-site public improvement work that was required for the project and/or by the Department of Public Works. The public improvements include undergrounding of electrical utilities (as required by SCE) and water, sewer and street improvement.

The amount of assistance requested is \$131,400 or \$21,900 per door. Based on the increased value of the property, it is expected that the Agency, through tax increment, will recover the grant amount over a ten year period. As indicated in the purchase and sale conditions of approval, the homes will be deed restricted for a period of 45 years, meaning that the homes can only be sold to qualified persons of low-or moderate-income, thereby securing six additional affordable units for the community.

FUNDING SOURCE: Low- and Moderate-Income Set-aside Fund.

STAFF RECOMMENDATION: It is recommended that the Agency Board of Directors adopt Agency Resolution No. 2007-122 approving a grant to Desert Alliance for Community Empowerment in the amount of \$131,400.

ATTACHMENTS:

A. RHA Letter of Request

B. Construction Cost Summary

Kelson

Respectfully Submitted:

Jennifer Wellman, AICP

Planning Director

Concurrence:

Les Nelson,

City Manager

RESOLUTION NO.: RA 2007-122

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BLYTHE REDEVELOPMENT AGENCY CONTAINING FINDINGS IN SUPPORT OF APPROVING A \$131,400 GRANT FROM THE LOW AND MODERATE INCOME SET-ASIDE FUND FOR PUBLIC FACILITY IMPROVEMENTS TO RANCHO HOUSING ALLIANCE

WHEREAS: The Board of Directors of the Blythe Redevelopment Agency at its regularly scheduled meeting of October 9, 2007, considered a request from Rancho Housing Alliance for financial assistance with public facility improvements. The parcels for which assistance is requested are legally described as Assessors Parcel Nos. 848-022-030, -031, 848-023-037, -038, 848-024-031 and -032 and are generally located on West Rice Street at Palm Drive and Ash Avenue.

WHEREAS: The Board of Directors received testimony from all interested parties relative to said grant; and

WHEREAS: The Board of Directors made the following findings relative to awarding the grant:

- 1. Each of the various parcels is located within the Blythe Redevelopment Area.
- 2. The homes under construction will be deed restricted for ownership by low-and/or moderate-income persons and/or families for a period of 45 years.
- 3. The facilities for which grant funds are requested are eligible expenses to the lowand moderate-income set aside fund in that they will assist in the elimination of blighting conditions within and existing urban area.

NOW, THEREFORE, BE IT RESOLVED: That the Blythe Redevelopment Agency Board of Directors does hereby approve a \$131,400 grant to Rancho Housing Alliance for construction/installation of public improvements associated with development of single family housing on Assessors Parcel Nos. 848-022-030, -031, 848-023-037, -038, 848-024-031 and -032 and are generally located on West Rice Street at Palm Drive and Ash Avenue.

PASSED, APPROVED, and ADOPTED this 9th day of October, 2007, by the following called vote, to wit:

AYES:	
NOES:	
ABSENT:	
	Robert A. Crain, Chairman
ATTEST:	
•	
Vincinia Divora City Clark	PROGRAMMENT AND ADDRESS OF THE



53-990 Enterprise Way, St Coachella, CA 92236 (760) 391-5050 Toll Free (866) 266-3223 Fax: (760) 391-5100

Attachment A

September 10, 2007

Les Nelson, City Manager City of Blythe 235 North Broadway Blythe, CA 92225

Dear Les,

Please consider this letter as our formal request for funding from the Blythe Redevelopment Agency to support our Rice Street Infill Housing Project. This request is a belated follow up to my early conversations with Jennifer Wellman regarding RDA support to pay off-site and street improvements for the six lots.

The nexus for our delay has been the unexpected and additional design work mandated by So. California Edison to underground the electrical utilities which are a component of our request along with the required water, sewer and street improvements. As RDA funding will be limited to items mandated by the City, prevailing wages will only apply to these improvements and not the other construction work.

The amount of our request is \$131,400. Attached is a budget with reflects the cost of construction to exceed the value and sales prices of the homes at \$225,000 and \$235,000 which are within the affordability range for low and moderate income families. It is RDA funding that will offset this cost versus value difference. Rancho Housing is still coordinating and tailoring the purchase financing and down payment assistance for each prospective home buyer.

As always, we deeply appreciate your cooperation and interest in our continued effort to construct affordable, quality single-family homes in your city. If you have any questions, please contact me at 760-391-5043 or Katherine Mejia, Project Manager at $760-391-5050 \times 229$.

Sincerel

Jeffrey A. Hays

Executive Director

Jennifer Wellman, Planning Director - Development Services

Construction Summary Sheet (Blythe in-fill)

item		
RH Equity Share	\$	303,179.00
Land cost (donation)	\$	90
Offsite improvements / Edison Charge	\$	131,400.00
Soft Costs		
Total Soft Costs (Loan Amount)]\$	273,683.00
Hard construction cost	\$	802,817.00

Project Summary

Total cost of construction

\$ 1,511,400.00 Rounded

			stanto monti estantilistante la regaritat per la la companya della		AND ADDRESS TO SEE A 22 THE ANSAL PROPERTY OF THE ADDRESS OF THE A
Average Gost per unit /cost to	buil	de <i>eu</i>		\$ 50	2251,900400
Project Income Sources			Units		
Sales Price 1300 sq ft model	\$	225,000.00	3	\$	675,000.00
Sales Price 1400 sq ft model	\$	235,000.00	3	\$	705,000.00
AHP Grant (per home)		\$11,000	6 ·		\$66,000
County grant (per home)		\$35,000	6		\$210,000
Total grants deduct (per home)		\$46,000	- 6	٠	\$276,000
USDA Loan (HO) Plan 1300	\$	179,000.00	3		\$537,000
USDA Loan (HO) Plan 1400	\$	189,000.00	. 3		\$567,000
Net sales proceeds	14.2			ente vide a carri	\$1,380,000
RDA Assistance for Offsite improvements					131,400.00
Total Sales & RDA Assistance				\$	1,511,400.00

October 9, 2007

SUBJECT: Request for Agency Assistance – Rhyolite Apartments

APPLICANT: Highland Property Development LLC (HPD)

250 W. Colorado Blvd., Suite 210

Arcadia CA 91007

HPD is seeking \$500,000 in assistance from the Blythe Redevelopment Agency in order to correct, preserve and restore the Rhyolite Apartments located at 400 North Palm Drive.

HPD will acquire the property at the "as-is" market value, as determined by an independent appraiser. Rhyolite will be rehabilitated and preserved utilizing low-income housing tax credits and tax exempt bond financing, while subordinating the existing HCD debt of \$2,255,706 in principal plus \$1,011,204 in accrued interest.

As indicated in HPD's request for assistance, HPD believes the City will receive the following benefits:

- 1) **Property Improvements:** Substantial rehabilitation in the amount of \$48,600 per unit, which is equal to HCD's current indebtedness to the property.
- 2) Crime Reduction: Security and property improvements will allow the property to fully lease up.
- 3) New Owner without Foreclosure: HPD will make payment at close to CAL-HFA: \$336,800 in principal plus \$52,300 in past due fees removing the first mortgage. This will allow for new financing and moving towards rehabilitation.
- 4) Long Term Preservation: Preservation of 70 units of affordable housing for 55 years.
- 5) Retaining HCD Debt in a Subordinated Positions: "They" will subordinate 100% of principal plus up to 100% of accrued interest of HCD debt as long as it is supported by the "as-is" market appraisal. Without this intact financing, the \$40,000 of rehabilitation is not possible.

The Rhyolite property is located within the Blythe Redevelopment Project Area and the improvements proposed are eligible expenditures of low- and moderate-income set-aside funds.

As previously indicated, the amount of assistance requested is \$500,000 or \$7,143 per door. Based on an assessed valuation approach (i.e. on which tax increment is generated) it would take almost 18 years for a return on the Agency investment. Historically, the Agency has participated on multi-family units at a maximum of \$4,000 per door, an amount established about 15 years ago. At \$4,000 a door, the Agency contribution would be \$280,000 with an expected return in approximately 10.5 years.

However, given the fact that multi-family units are restricted for a period of 55 years (10 more than single family) it seems appropriate that an extended return on investment period would be appropriate. As such, staff is herein recommending that the \$4,000 per door contribution be adjusted to a maximum \$5,000 per door, with an expected return on investment within 12.5 years on the Rhyolite Apartment project.

FUNDING SOURCE: Low- and Moderate-Income Set-aside Fund.

STAFF RECOMMENDATION: It is recommended that the Agency Board of Directors adopt Agency Resolution No. 2007-123 approving a grant to Highland Property Development (HPD) in the amount of \$350,000, subject to the following conditions:

- 1) HPD shall secure the balance of project funding and demonstrate they have secured that financing to the satisfaction of the City's Finance Director; and,
- 2) The \$350,000 grant award is valid for one (1) year after the date of its award. No extension of time will be considered unless the request is submitted in writing.

ATTACHMENTS:

A. HPD Letter of Request

Respectfully Submitted:

Jennifer Wellman, AICP Planning Director

Concurrence:

Les Nelson, City Manager

RESOLUTION NO.: RA 2007-123

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BLYTHE REDEVELOPMENT AGENCY CONTAINING FINDINGS IN SUPPORT OF APPROVING A \$350,000 GRANT FROM THE AGENCY'S LOW AND MODERATE INCOME SET-ASIDE FUND TO CORRECT, PRESERVE AND RESTORE THE RHYOLITE APARTMENTS TO HIGHLAND PROPERTY DEVELOPMENT

WHEREAS: The Board of Directors of the Blythe Redevelopment Agency at its regularly scheduled meeting of October 9, 2007, considered a request from Highland Property Development for financial assistance to correct, preserve and restore the Rhyolite Apartments. The parcel for which assistance is requested is legally described as Assessors Parcel No. 845-030-008 and is located at 400 North Palm Drive.

WHEREAS: The Board of Directors received testimony from interested parties relative to the grant request; and

WHEREAS: The Board of Directors made the following findings relative to awarding the grant:

- 1. The parcel in question is located within the Blythe Redevelopment Area.
- 2. The apartments are deed restricted for rental by low- and/or moderate-income persons and/or families for a period of 55 years.
- 3. The facilities for which grant funds are requested are eligible expenses to the lowand moderate-income set aside fund in that they will assist in preservation and restoration of affordable rental housing within the community.
- 4. The award of funds is predicated on HPD securing, and demonstrating it has secured, the balance of funding necessary to complete the project.
- 5. The \$350,000 grant award is valid for one (1) year after the date of this authorizing Resolution. No extension of time will be considered unless the request is submitted in writing.

NOW, THEREFORE, BE IT RESOLVED: That the Blythe Redevelopment Agency Board of Directors does hereby approve a \$350,000 grant to Highland Property Development for rehabilitation of affordable rental units within the City of Blythe, as conditioned in this Resolution.

PASSED, APPROVED, and ADOPTED this 9th day of October, 2007, by the following called vote, to wit:

AYES:
NOES:
ABSENT:

Robert A. Crain, Chairman

ATTEST:

(SEAL)



250 W. Colorado Blvd., Suite 210 Arcadia, CA 91007 Telephone, 626 294-9230 Facsimile, 626 294-9270 www.highlandcompanies.com

August 3, 2007

Mr. Les Nelson City Manager, City of Blythe 235 N. Broadway Blythe, CA 92225

RE: Proposal for the Preservation and Rehabilitation of Rhyolite Apartments (400 N. Palm Drive)

Dear Mr. Nelson:

Highland Property Development LLC ("HPD") is interested in purchasing Rhyolite Apartments. As you may be aware, HPD has acquired over 17 rural low-income housing developments representing 925 housing units since 2003. Two of these properties, Sunset West Apartments and Sunrise Apartments totaling 100 units, are located in Blythe and are currently undergoing substantial renovation.

Currently Rhyolite Apartments is facing a potential default of its first mortgage holder, the California Housing Finance Authority. The property has a second mortgage from the California Department of Housing and Community Development ("HCD"). Due to prior poor management, the property has approximately 22 units that are unrentable and damaged. Additionally the property suffers from 35% vacancy. Due to these factors, crime has been a reoccurring problem not only at Rhyolite but has affected the adjacent Sunrise Apartments. Hyder and Company, took over management at Rhyolite Apartments in November 2006 and has been working with the Police Department on proactive community policing. We believe strong management along with a substantial rehabilitation will significantly benefit not only the residents but also the greater Blythe community as well.

THE PROPOSAL

HPD is seeking \$500,000 in support from the City of Blythe in order to correct, preserve and restore Rhyolite Apartments.

HPD will acquire the property at the "as-is" market value, as determined by an independent appraiser. Rhyolite will be rehabilitated and preserved utilizing low-income housing tax Credits ("LIHTC") and tax-exempt bond financing, while subordinating the existing HCD debt of \$2,255,706 in principal plus \$1,011,204 in accrued interest.

BENEFITS OF PROPOSAL

HPD believes the City of Blythe will receive the following benefits:

- 1) **Property Improvements:** Substantial rehabilitation in the amount of \$48,600 per unit, which is equal to HCD's current indebtedness to the property.
- 2) **Crime Reduction**: Security and property improvements will allow the property to fully lease up.
- 3) New Owner without Foreclosure. HPD will make payment at close to CAL-HFA: \$336,800 in principal plus \$52,300 in past due fees removing the first mortgage. This will allow for new financing and moving towards rehabilitation.
- 4) Long Term Preservation: Preservation of 70 units of affordable housing for 55 years.
- 5) Retaining HCD Debt in a Subordinated position: We will subordinate 100% of principal plus up to 100% of accrued interest of HCD debt as long as it is supported by the "as-is" market appraisal. Without this intact financing the \$40,000 of rehabilitation is not possible.

THE STRUCTURE

HPD plans to request an allocation of Private Activity Tax-Exempt Bonds from the California Debt Limitation Committee ("CDLAC") through the Joint Powers Authority of CSCDA of which the City of Blythe is a member. HPD will apply to CDLAC by October 5, 2007, anticipating an award by December 5, 2007.

HPD will apply to the California Tax Credit Allocation Committee ("CTCAC") 45 days prior to CTCAC's December monthly meeting.

THE FINANCING

HPD intends to apply for an allocation of tax-exempt bonds from the CDLAC in the amount of approximately \$4,400,000 of construction financing to be converted to \$2,780,000 in permanent financing under the RD 538 loan guarantee program ("RD 538") through Washington Mutual Bank. This application will be submitted in September 2007.

HPD will apply to HCD for a Transfer and Assumption of the existing subordinated mortgage of approximately \$3,266,910. HCD intends to keep the current requirement of 40% of the units at 50% area median income as defined by HUD with the remainder of the units at 60% of Area Median Income (AMI).

HPD is requesting \$500,000 in support from the City of Blythe for the acquisition and rehabilitation; however, we are confident that we can produce 48,600 per unit in hard rehabilitation costs to upgrade the property and reduce the 25 units that are currently vacant. Our underwriting assumes a long term 10% vacancy rate due to the lack of rental assistance from either HUD or USDA Rural Development.

HPD will receive an allocation of 4% Low-Income Housing Tax Credits ("LIHTC") in connection with the CDLAC application. Through selling a 99.98% Limited Partnership interest in the new acquiring entity, we will raise approximately \$2,630,000 in LIHTC equity. It is assumed that a subsidiary of Credit Suisse would be the syndicating entity. HPD closed its last two acquisitions with Credt Suisse, representing 5 properties and 250 units, including 2 properties located in the City of Blythe.

SOURCES OF FUNDING

Sources and Uses			Rhyolite Apatments
Construction Period		Permanent Period	
Sources		Sources	
WaMu (USDA RD 538)	4,408,543	WaMu (USDA RD 538)	2,782,115
HCD Prop 84 Subordinated	3,266,910	HCD Prop 84 Subordinated	3,266,910
Tax Credit Equity	273,340	Tax Credit Equity	2,733,404
Deferred Developer Fee	-	Deferred Developer Fee	58,524
Total Sources	7,948,794	Total Sources	9,340,953

PROPOSED RENOVATIONS AND IMPROVEMENTS

HPD anticipates performing approximately \$48,600 per unit in rehabilitation to Rhyolite, with a total construction budget of \$3,458,000, including contractor profit, overhead, general requirements, contingency and insurance. The proposed Scope of Work, based on an included Capital Needs Assessment, is anticipated to correct the following:

- Bring 100% of units to rent-ready status
- Add a community building to better serve the residents and attract long term quality residents

- Remove and replace roofing with 30 year dimensional roofing.
- Repair, seal coat and re-strip asphalt parking lots.
- Concrete repairs where damaged and for accessibility.
- Confirm and make necessary repairs for site and unit accessibility.
- Landscape repairs and upgrades.
- Remove and replace kitchen and bathroom cabinets with upgraded oak cabinets and solid surface countertops.
- Appliances as needed.
- Bring railing and stairs to code.
- Install GFCI's in kitchens and check bathrooms.
- Replace windows with dual pane vinyl low-E glass windows.
- Front perimeter iron security fencing plus new fencing on south and east sides of property.
- HVAC replacement as needed.
- Carport repair
- Water heater replacement as needed.
- Addition of stackable washer and dryers in the units for marketability
- Addition of ceiling fans in townhouses for marketability
- Addition of microwave range hoods for marketability
- Addition of community exercise room for marketability
- Addition of additional property storage for marketability
- Addition of security cameras for common areas and perimeter lighting
- Improve management office for increased marketability.
- Repaint property

Additionally, HPD expects to provide approximately \$56,000 (\$800 per unit) in initial replacement reserves upon successful conversion to permanent financing.

CURRENT STATUS

HPD has engaged a market study and is prepared to engage Washington Mutual Bank to order an independent appraisal on its behalf. Additionally a Capital Needs Assessment is attached. We are seeking support from the City of Blythe in two areas: 1) approval of \$500,000 in funding and 2) a public hearing (TEFRA) in order for HPD to apply for tax-exempt bonds. It is anticipated the property will close prior to February 28, 2008, but no later than March 31, 2008, and renovation will be complete prior to year end 2008.

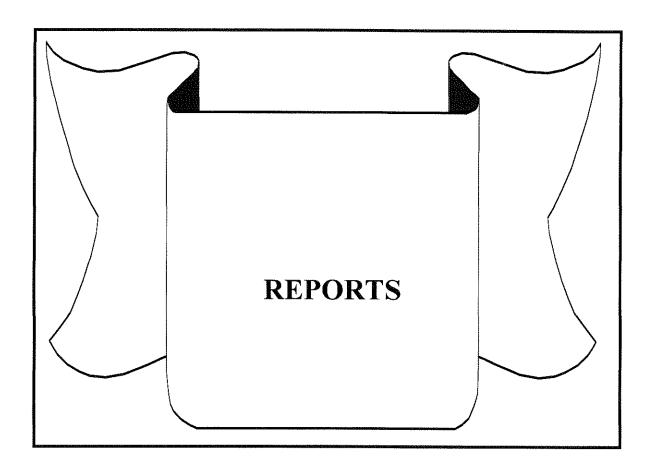
We look forward to working with you and the stakeholders of Rhyolite Apartments.

Sincerely,

William E. Rice Managing Member

Cc: Jennifer Wellman

Enclosures: CNA, 15 Year Proforma, Highland Brochure with Statement of Qualifications



CITY COUNCIL MEETING OCTOBER 9, 2007 CITY MANAGER'S REPORT

- 1. As City Council members and candidates may be aware, the County of Riverside actually handles our municipal election, and the County this year is using a new ballot format and voting equipment. Notwithstanding the new format and new equipment, the County Registrar of Voters has said the results will be updated frequently (every 45 minutes) on Election Day after the polls close, eliminating (hopefully) past problems where tabulations were delayed until 1:40 a.m., or the 13 day delay experienced in November 2006. Absentee and early voting results will be posted shortly after 8:00 p.m. Provisional votes take longer, and the Registrar of Voters is saying her goal is to have the vote tally fully completed before Thanksgiving (November 22nd). If that timeline holds true, the Blythe City Clerk could certify the election results at the meeting of November 27th, or the City may request a Special Meeting to certify and seat Council members on December 4th or 5th.
- 2. Staff was asked recently about the status of the CRIT proposed Casino on Intake Blvd. As a follow-up to the question, staff would offer the following:
 - a.) Casinos and State Compacts is a very sensitive subject in Sacramento when things are normal. It gets to be very difficult politically when the Governor negotiates significant changes in new Compacts, and the State has a \$330 million lawsuit against a group of tribes with Casinos over mitigation money.
 - b.) A new Casino in Blythe would probably need the tribal support from Casino operations in the Coachella Valley, and at least 2 of those tribes are deeply embroiled in the State Compact issue.
 - c.) CRIT Tribal Members are also having some difficulty as a tribal group is proposing a recall of the entire CRIT Tribal Council.

Based on my conversation with CRIT representatives, a Casino in Blythe is still important, but should be considered in a future content. Nothing is imminent. Casinos are complicated projects, involving numerous entities and a 10 year timeline is not uncommon.

3. Miscellaneous . . . City Hall will be closed on Monday, October 8th in observance of Columbus Day . . . overseeding at the golf course is proceeding well, improvements are being made, and the front 9 is scheduled to open October 19th, with the full course open on October 26th . . . PVVTA Board of Directors approved relocating the transit operation from 125 W. Murphy to 450 S. Broadway, a process that will take about one year to materialize . . . City Manager will be attending CVAG City Manager meeting on October 12th . . .

The U.S. Department of Energy on 10-2-07 designated nearly all of Southern California, parts of Arizona and much of the northeast as national interest transmission corridors, an action that allows federal regulators to approve new high-voltage towers and transmission lines.

Respectfully submitted,

Les Nelson City Manager

